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Environmental Impact Report



Central Library Renovation & Expansion



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FINAL Environmental Impact Report



Central Library Renovation & Expansion W.O. 95934

JULY, 1978

*Library architecture -- Environ
aspects -- CA -- LA*

*Environ. impact statements --
CA -- LA*

**CITY OF LOS ANGELES
Department of Public Works**

²Bureau of Engineering *LA -- Libraries*

DONALD C. TILLMAN
City Engineer

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C E R T I F I C A T I O N

It is hereby certified that this Environmental Impact Report has been completed in compliance with the California Environmental Quality Act and current State and City Guidelines and, based on information now available, the City Engineer hereby declares this document to be his Final Environmental Impact Report. However, additional information may be accepted and considered prior to making a final decision on the project. The decision-making body must certify that it has reviewed and considered the information contained in this Environmental Impact Report prior to making such decision.

DONALD C. TILLMAN
City Engineer

DCT/LDP:bp

P R E F A C E

This Final Environmental Impact Report consists of the original Draft Environmental Impact Report revised to reflect comments and suggestions received during the circulation period. Revisions and additions to the Draft Environmental Impact Report are indicated by a vertical line along the margin of the Final Environmental Impact Report. Where changes have been made, a discussion in the response will give cross reference to the appropriate page in the Final Report. The comments and responses are in Appendix D.

FINAL EIR

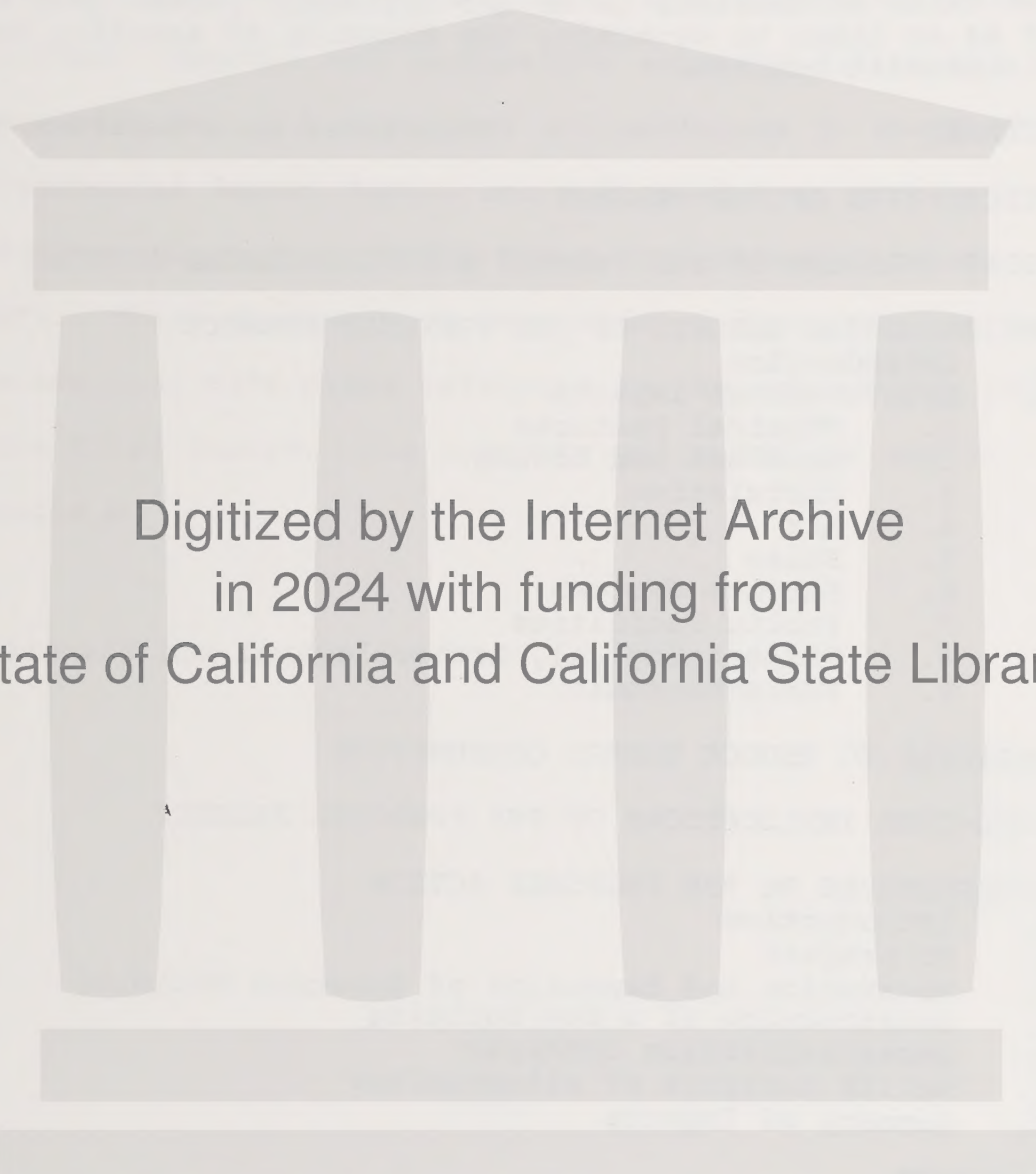
CENTRAL LIBRARY RENOVATION AND EXPANSION

W.O. 95934

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CENTRAL LIBRARY RENOVATION AND EXPANSION

W.O. 95934

SECTION I

DESCRIPTION OF THE PROJECT

A. Location and Boundaries

Site Location - The project is located in the Central City area of the City of Los Angeles. The major activity of the proposed project is located on a five-acre parcel at 630 West 5th Street containing the existing Central Library. Maps showing the project location are presented in the Initial Study in the Appendix. Refer to Attachments 2 and 3 of the Initial Study for Regional, Area and Topographic Maps.¹ Also see the Location Map on page 2.

Location of Off-Site Activity - In connection with the proposed project, some library operations originally housed at the Central Library have been or will be relocated off site. Some technical library operations, already relocated, will be maintained in an existing off-site building at 361 South Anderson Street. Some administrative library services are planned to be relocated to the City Hall complex, probably to the City Hall East building at 200 North Main Street.

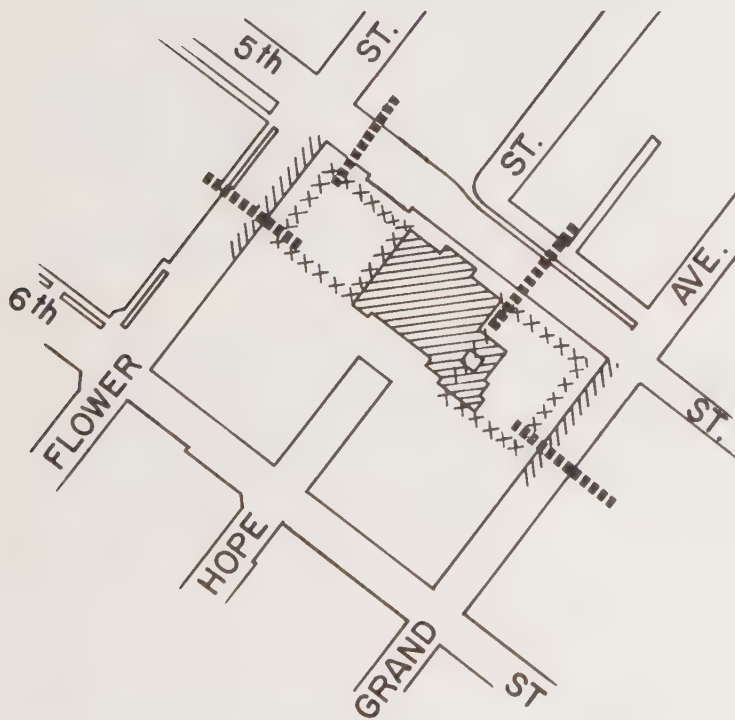
Location of On-Site Activity - The proposed project (see description in Section I C below) involves construction of new building facilities. The location of these facilities is conceptually portrayed in Attachment 7. (Refer to Attachment 12, Sheet 1, for a legend applicable to Attachment 7). Substantial interior alterations are planned for the existing building. These are summarized in Attachment 6, and are described in more detail in Section I C. An example illustrating the location of these interior improvements is portrayed in Attachment 4, Sheets 3-6.

Location of Street Improvements - Improvements by the Department of Public Works may be involved on streets abutting the site. This would include widening Grand Avenue and Flower Street and constructing pedways at four locations. Refer to Attachments 10 and 11 for the location of these improvements.





¹Refer to the Table of Contents for the location of these and all other attachments.



LOCATION OF LIBRARY OPERATIONS



LEGEND

-  - PROPOSED STREET WIDENING
-  - PROPOSED PEDWAY
-  - PROPOSED EXPANSION
-  - EXIST. MAIN BUILDING

DETAIL OF SITE LOCATION

LOCATION MAP

B. Objectives

1. Project Objective

The overall project goal is to upgrade the library services for the City of Los Angeles. The Los Angeles Library System provides service from four types of libraries: the Central Library, Regional Branches, Community Branches and Bookmobiles. The project objective is to upgrade library services from one of these classes, the Central Library. The Public Libraries Plan, adopted by the City Council November 4, 1968 indicates:¹

"The Central Library, built in 1926, no longer has sufficient shelf, seating, work, or parking spaces to meet present user needs. In the spring of 1966, the Library Commission, aware of these deficiencies, authorized a detailed study of the improvements needed for the Central Library. The study has been completed and the plan includes a proposal for replacing the old facility with a modern and larger Central Library."

The objectives of the Plan relevant to the Central Library are as follows:²

- "o To continue superior library service as befits the high educational level of Los Angeles citizens.
- o To develop standards for library service distances, size of site and the number of parking spaces required for each type of library.
- o To locate facilities necessary to conveniently serve present and future library users.
- o To reconstruct a central library which will serve as a high volume public circulating library and a major research center for the City and the metropolitan region."

2. Project Concept

There are various project concepts which might meet the above objectives. This report focuses on the project concept selected by the City Council³ as one means of achieving the project objectives. This project concept involves the following elements:

¹ Planning (1968) p. 3 Refer to Section 3 of the Appendix for a complete description of this and all other references listed in footnotes.

² Ibid, p. 1.

³ Council (1977).

- o Providing a Central Library at the existing site located at 630 West 5th Street.
- o Renovating and expanding the existing structure.
- o Relocating certain administrative and technical functions to off-site locations.
- o Providing on-site parking for staff and patrons.

Other project concepts might achieve some or all of the project objectives. These are discussed in the Alternatives Section of this EIR (Section VI) and include:

- o Providing some or all of the present Central Library functions at one or more locations other than the existing site, in lieu of maintaining most functions at the present site.
- o Alternatives to renovating and expanding the existing structure include: (1) restoring the existing structure (in lieu of renovation)⁴; (2) demolishing the existing structure; (3) converting the existing structure to another use; and/or, (4) not expanding the existing structure.
- o Retaining certain administrative and technical functions at the location of the Central Library in lieu of relocating them off site.
- o Alternatives to on-site parking include (1) providing off-site parking within the vicinity of the Central Library, (2) providing no parking, or (3) encouraging the use of alternative modes of transportation to the site, not involving private automobiles.

3. Proposed Project

The proposed project is one means of fulfilling the project concept selected by the City Council. For the purposes of this EIR, the proposed project is defined as involving demolition of the east wing of the existing structure, providing above and below-grade expansions on the east and west sides and constructing subterranean on-site parking. The proposed project is conceptually portrayed in Attachment 7. A plan illustrating a building configuration and interior alterations which meet the criteria of the proposed project is presented in Attachment 4. The objectives of the proposed project include:⁵

⁴Refer to Sections VI C3 and VI C4 for a description of the terms "restoration" and "renovation" as used in this report.

⁵CLA (1977a), p. 1,2,7.

SCOPE

- o Provide 295,000 net square feet (NSF) of usable library space on site and 55,000 NSF off site.
- o Provide 600 parking spaces on site.

DESIGN APPROACH

- o "To preserve the maximum amount of green or 'open space' around the building.
- o "To respect the integrity of the present Library building.
- o "To preserve the interior beauty of the present building.
- o "To locate the new expansion space for maximum efficiency and functional operation."⁵

With respect to cultural resources, the degree to which the proposed project, including its building configuration and renovation work, meets the Design Approach objectives is subjective. Refer to Section I B5 for cultural resource preservation objectives.

Street improvements on abutting streets may be constructed in conjunction with the Library building project. The objectives of such improvements include:

- o Improve traffic flow on Grand Avenue by widening to permit installation of a left-turn pocket at 5th Street.
- o Improve traffic flow on Flower Street by widening to permit installation of a larger median area to serve vehicles turning left into both the Library site and 5th Street.
- o Conform to General Plan objectives regarding roadway widths and pedestrian facilities.
- o Conform with City Council policy (C.F. 115,320) regarding street improvements adjoining publicly owned properties.
- o Improve pedestrian access to the Library and nearby properties.
- o Improve vehicular and pedestrian traffic safety.

⁵CLA (1977a), p. 7.

4. Library Operation Objectives

A number of ideal objectives have been identified by the Library Department with respect to the Library operations. The proposed project and alternatives conform in varying degrees to the following ideal objectives:

The interior spaces of the Library should provide for maximum flexibility of use

The Library collections shall be accessible to the public to the maximum extent possible

The Library shall continue to function during the construction and remodeling

The Library personnel and its users shall be provided with library and parking facilities which are safe and secure

Parking shall be provided for users and staff

Materials for the Library should be transported horizontally rather than vertically

Pedestrian access shall be provided for the users

Public transportation shall be available for the users

The Library services shall be retained on the present site

Exterior light sources shall be maintained

Refer to Section III B7c(1) (Library Operations) and Sections VI A and VI F (Alternatives) for a comprehensive discussion on the basis for these objectives and additional description of each.

The Board of Library Commissioners has summarized its objectives as follows:¹

"...the Board of Library Commissioners wishes to emphasize that we recognize and endorse the value of historic-cultural and architectural integrity in the planning of an expanded public library. However, our first priority is the impact on the library patron and the accessibility of the invaluable collection.

"The Library Department has spent years of professional time planning for a new Central Library. Therefore, we would urge all concerned departments to work with us in achieving a major public library that will actually function for the benefit of all the citizens of Los Angeles."

¹Source: Betty J. Reddin, President, Library Commission
November 9, 1977.

In addition, certain additional criteria must be fulfilled:

- o Adequate space should be provided to house library collections, services and public facilities. Space should be adequate for both current needs and requirements in the foreseeable future.
- o The structure should conform to current fire and seismic safety standards.
- o The collections should be housed in a safe, properly controlled environment to prevent their physical damage or destruction.
- o Electrical, mechanical and transportation systems should conform to modern service and safety requirements.

These criteria are met by the proposed project and most alternatives. Exceptions are: (1) the No Project alternative, which meets none of the above criteria and (2) Alternates 1a and 1b (restoration only and renovation only, respectively) which do not involve expansion and therefore do not provide adequate space as required by the Library Department.

5. Cultural Resource Preservation Objectives

Numerous ideal objectives have been identified by various sources with respect to cultural resources, as more fully described in Section VI F. The objectives are summarized below:

The existing structure should continue to function as a library

The view of the building shall be preserved from the adjoining streets

The resulting structure shall have its masses balanced

The children's court and the east wing shall be preserved

The site shall retain its present characteristics permitting public use for recreation and library purposes.

The scale of the addition shall not dominate the existing historical structure

The west entrance shall be restored as the main entrance to the Library

The west gardens shall be restored to conform to the original design

The east lawn and formal gardens shall be preserved

The ornamentation on the exterior of the building shall be retained

The west pool shall be restored

The existing floor plan shall be retained.

The proposed project meets four of the above twelve objectives. Alternatives have been developed to address various combinations of these objectives including those not met by the proposed project. Refer to Sections III B8c(1) (Cultural Resources - Central Library) and Section VI (Alternatives) for detailed information on the background of these objectives and assessments of the degree to which the proposed project and alternatives meet the objectives.

C. Description of Project Characteristics

1. Planning

a. Feasibility Studies

(1) Green Report

Background - The first major study regarding Central Library facility requirements was conducted in 1966.¹ This study, also known as the Green Report, was undertaken as a result of an awareness that "the space to house a growing collection was nearing the point of exhaustion" and that "other factors, such as inadequate or non-existent mechanical facilities and an outmoded electrical system, were making the provision of adequate services more and more difficult".² Thus,

"In 1966, when these conditions were unmistakably beginning to call into question the very continuance of effective central library service in Los Angeles, the Board of Library Commissioners, with the approval of appropriate City authorities requested a study of present conditions and of feasible long-term solutions to the problem. Under the direction of City Librarian Harold L. Hamill, qualified members of the Library Department staff undertook a searching study. They were aided by special consultants Ralph A. Ulveling and Charles M. Mohrhardt, respectively Director and Assistant Director of the Detroit Public Library, and the nation's leading experts in library building problems. Expert aid and advice were also given by other agencies of City government, the Bureau of Public Buildings of the Department of Public Works, and the Department of City Planning. This report is the result."³

Recommendations - The report recommends:

"● Provision of 615,000 square feet* of space for public use, staff work activity, and storage of materials, with modern mechanical and electrical equipment, and furnishings conducive to serious library use.

¹Library (1966).

²Ibid, p. iii.

³Ibid, p. iii.

*This refers to 615,000 gross square feet, corresponding to 410,000 NSF.

- Provision of adequate off-street movement and parking of library vehicles, and sufficient automobile parking for patron needs.

It is further recommended that these requirements be met by:

- Replacement of the present Central Library building on the same site on West Fifth Street between Grand and Flower."⁴

The current and projected space requirements are summarized below:⁵

	Current Area (Sq. Ft.)	Projected Area (Sq. Ft.)
Total Net Floor Area	162,698	410,120
Total Gross Floor Area	250,000	615,000

The report indicates that "A study will be undertaken to determine the maximum number of parking spaces economically feasible" and that an estimated 1000 parking spaces would be required.⁶

The distinction between gross and net floor area should be noted. Gross Square Feet (GSF) refers to the overall building size. Precise definitions of Net Square Feet (NSF) vary among design professionals. Generally, NSF refers to the usable interior floor area, and excludes space occupied by facilities such as elevators, mechanical systems, columns, shafts, restrooms, and stairways. The ratio of net to gross depends on the specific building design. The existing building has a ratio of 65 percent. A ratio increase, up to 71 percent, is possible in a new building with large unobstructed, efficient and flexible areas.⁷ For the purposes of estimating in this EIR, a ratio of 66-2/3 percent was used.

⁴Ibid, p. v.

⁵Ibid, p. 28.

⁶Ibid, p. 33.

⁷CLA (1976a), p. 55.

(2) Los Angeles Central Library Feasibility Study Report

Background - The Recreation and Parks Committee of the Los Angeles City Council reported to the City Council that:

"Over the past several years much time and effort has been devoted by your Recreation and Parks Committee, special committees, and many City departments and offices to problems which relate to the construction of a new Central Library. As early as May, 1974 the Council directed the City Administrative Officer and the Department of Public Works to report to the Mayor and the Council regarding the correction of certain safety hazards in the Central Library and to investigate appropriate sites and methods of financing a new Central Library. Later, a committee formed by the CAO to formulate criteria for a new Central Library, recommended that a feasibility study by a team of consultants of national reputation be authorized. In June of 1975 the Council authorized the CAO to enter into a contractual agreement with Charles Luckman Associates (CLA) for a feasibility study which would identify the cost involved in the development of the Library at three preferred sites, the possibilities for funding at each of the sites, and the aesthetic and architectural considerations of each."⁷

Recommendations - The study⁸, later amended⁹, evaluated various sites suitable for meeting the space criteria established in the Green Report.

The original study recommended three alternative sites without indicating a preference:¹⁰

- o Site 12 - The present Library site.
- o Site Q-R - A site in Bunker Hill directly south of the Civic Center.
- o Site 2 - Located directly east of Pershing Square.

The amendment to the study recommended that a new Central Library be located on Site 2.¹¹

⁷Council (1977) p. 1.

⁸CLA (1976a).

⁹CLA (1976b).

¹⁰CLA (1976a) p. 2.

¹¹CLA (1976b) p. 1.

(3) Central Library Blue Ribbon Committee

Background - The Blue Ribbon Committee (BRC), established by the Office of the Mayor, investigated conditions at the existing Central Library, and prepared recommendations regarding the concept for a new library. The study included interviews with numerous persons, including nationally known library consultants, persons familiar with the Los Angeles Public Library, and librarians in both the local area and several major cities nationwide. A preliminary study dealing with the condition of the present building and alternative sites was prepared in January, 1976.¹² The complete report was issued in February, 1976.¹³

Recommendations - The committee report, representing the views of virtually all of the committee members, makes the following conclusions and recommendations:¹⁴

- "1. Renovation and Remodeling: The Central Library problem cannot be solved by renovation or expansion of the present building. The result would be costly and inadequate in terms of library service.
- "2. Concept of the New Library:
 - a. Site: The Blue Ribbon Committee recommends a site on Bunker Hill or the present Central Library site as the best location for a new Central Library.
 - b. Support Services: The Blue Ribbon Committee recommends that the Administration, acquisitions, cataloging, photocopying and business management functions be located in the new Central Library building. Other technical services such as shipping, receiving and book maintenance could be located in a separate facility.

¹² BRC (1976a)

¹³ BRC (1976b)

¹⁴ Ibid., page 1.

- c. Decentralization: The Blue Ribbon Committee recommends that the new Central Library house its collection in a single Central facility.
- d. Warehousing Seldom-Used Materials: The Blue Ribbon Committee recommends against warehousing seldom-used materials.
- e. Separate Research and Circulating Libraries: The Blue Ribbon Committee recommends that the new Central Library keep the research and circulating functions together in the single facility."

A minority report by Committee member John D. Weaver recommends renovating the present building for a research library, constructing a new circulating library, upgrading branch and regional libraries, and providing an area library for the San Fernando Valley.¹⁵

The proposed project conforms to Recommendations 2a, 2c, 2d and 2e, and partially conforms to 2b.

¹⁵ Ibid., pages 31-35.

(4) Feasibility Study on Saving the Existing Central Library

Background - The Recreation and Parks Committee reported to the City Council that:

"Through public hearings and from other sources, however, your Committee became aware of a growing public sentiment to preserve the existing Central Library. Accordingly, upon recommendation of the Recreation and Parks Committee, on December 6, 1976 a study to determine the cost of renovating, remodeling and expanding the existing Central Library, including alternate solutions to the parking problem, was authorized by the Council, and the CAO was directed to prepare Requests for Proposal.

"On December 31, 1976, however, the CAO received a letter from CLA offering to conduct the study without charge to the City under their existing Central Library feasibility study contract. The CAO then resubmitted the matter to the Council, recommending that the offer of CLA be accepted."¹²

Recommendations - The study¹³ indicated that renovation and expansion of the existing structure was feasible, assuming that library program requirements as specified in the Green Report could be modified. The principal modification would involve reducing space requirements to a total of 350,000 NSF, consisting of 295,000 NSF on the present Central Library site and 55,000 NSF off site, and reducing parking requirements to 600 spaces on site.

The major recommendations are summarized as follows:

"CLA recommends renovation and expansion of the Central Library through the construction of underground parking and two-level extension wings to the east and west of the existing structure to provide an increase in net usable library space from the existing 162,000 square feet to 295,000 square feet, parking capacity for 600 cars, and general renovation to bring the existing building and its systems into conformance with applicable portions of the Building Code....

¹²Council (1977) p. 1.

¹³CLA (1977a).

"The existing exterior of the facility would remain unchanged¹⁴ and the low-level additions would incorporate similar materials and colors to make the total complex look as though it had been constructed at the same time. All parking would be underground, and more than 60 percent of the site would consist of landscaped decks, patios and roof gardens.

"The study further indicates that implementation of the plan can be accomplished without cessation of library services. Renovation work would be designed to strengthen the structure against earthquake forces, and restoration¹⁵ would include removal and replacement of seven elevators in fireproof shafts and two new pairs of escalators between the basement and first floor and between the first and second floors. CLA believes that, with microfilm storage, computerized inventory control and individual seats and study carrels in lieu of large tables for reading areas, the resultant 295,000 net square feet will provide adequate space for all current services and accommodate growth in the size of the Central Library collection through the year 2000 as projected in the Green Report of 1966 and in accordance with previously approved criteria for a new Central Library."¹⁶

The study includes a set of artist renderings which illustrate the feasibility of the study recommendations.¹⁷ These drawings are presented in Attachment 4.

¹⁴Note that this statement appears applicable only to the upper portion of the existing structure, as substantial changes to the first floor and basement level exterior and the grounds are anticipated with the proposed project.

¹⁵Note that as defined in this report, escalator installation constitutes "renovation", not "restoration". See Sections VI C3 and VI C4 for the distinction between these terms.

¹⁶Council (1977) p. 1-2. (Footnotes 14 and 15 involve clarification by the Bureau of Engineering and are not part of the quotation).

¹⁷CLA (1977a), p. 28-34.

(5) Street Improvements

Background - The City Engineer is responsible for initiating street improvement projects. The City's Street Improvement Policies (Council File 115,320) require complete street improvements abutting publicly owned property. The Central District Office of the Bureau of Engineering, in consultation with other affected Bureau offices, has reviewed the existing conditions at the Library site, analyzed alternative street widening and pedway schemes, and has prepared several CAO-39 package requests for submission to the City's Technical Committee for Capital Programming. These requests will be considered for funding in the 1979-80 fiscal year.¹

Recommendations - The Central District Office recommends that Grand Avenue and Flower Street be widened by 12 feet adjacent to the site, and that pedways be constructed at four locations to connect the Library with nearby properties. Incidental improvements to abutting streets are also planned. Refer to Section III B3 for details on this work.

Funding for part of the street improvements may be available under the Federal Aid Urban Program, sponsored by the Federal Highway Administration (FHWA) and subject to the requirements of the National Environmental Policy Act (NEPA). Therefore, impacts associated with the street improvements are assessed in accordance with FHWA requirements for compliance with NEPA whenever the information required under CEQA alone would be insufficient.

b. General Plan

Three portions of the City's General Plan are relevant to the proposed project: The Public Libraries Plan, the Los Angeles Central City Community Plan, and the Highways and Freeways Plan. Planning for the proposed project has been coordinated with each plan where feasible. However, the degree of conformance with each varies, primarily due to the fact that the plans were based in part on former project concepts for the Central Library which are different from the present project concept. Refer to Section III B2 for details on the relationship between the proposed project and each plan.

¹It is unknown whether these requests will be approved and/or funding made available to permit construction of these street improvements concurrently with building construction. This EIR addresses three cases for street improvements: (1) concurrent construction, (2) future construction, or (3) no construction.

c. Project Design and Scheduling

(1) Activities Completed

Feasibility studies^{1,2} have been completed by Charles Luckman Associates, consultants to the City of Los Angeles.

The relocation of some technical services from the Central Library to an off-site location, recommended as one element of the proposed project concept, has been completed.

(2) Activities in Progress

Preliminary project planning, including studies necessary for the Environmental Impact Report (EIR) preparation and preparation of the EIR, is now underway by City personnel pursuant to City Council action³. After circulation of this Draft EIR for public comment, a Final EIR (containing the Draft EIR, comments, responses to comments, information on public hearings and information needed to supplement the Draft EIR) will be prepared and submitted to the City Council for approval.

The relocation of some administrative functions from the Central Library to an off-site location in the City Hall complex is pending approvals and completion of any necessary alterations.

(3) Activities Remaining

Planning and Design - Building plans and specifications and other related studies will be undertaken by an architect and library consultant to be selected by the Board of Public Works.⁴ Additional planning activities will be performed by City personnel.

¹CLA (1976a).

²CLA (1977a).

³Council (1977), p. 8.

⁴Ibid, p. 8.

Project planning and design is anticipated to require approximately 23 months (approximately mid-1978 to mid-1980) after approval of the Final EIR. The following table summarizes the types of major activities involved during the planning and design phase and the time required for each:

Activities		Time
City	Architect and Library Planner	Required
Select architect and library planner		2 months
Prepare library program	Participate in library program	6 months
Implement financing Site acquisition, relocation ⁵ and demolition ⁵	Schematic design	3 months
	Preliminary design	3 months
Prepare street improvement plans	Plans, specifications and interior design	6 months
Review	Review	3 months

TABLE I C1 PLANNING AND DESIGN SCHEDULE

Both the above table and the table for construction activities in the next subsection were adapted from the critical path programming schedule prepared by Charles Luckman Associates, consultants to the City of Los Angeles. The times shown reflect an extremely tight schedule and assume reasonable approval times and close coordination among all agencies concerned.⁶ Additional time would be required in the event such conditions do not prevail.

⁵This activity is applicable to alternates involving library and/or parking facilities on sites other than the present site, where off-site property acquisition, (including relocation of any residents or businesses and demolition of any structures on the property) is involved.

⁶CLA (1976a), p. 86 and Exhibit 19.

The six month programming period is shown as the first activity to take place following the selection of the architect and library planner. During the past two years of concentrated study on the Library project, all appropriate City agencies have agreed with the City Librarian and Board of Library Commissioners as to the absolute need for this six-month period for programming and design. During this period, the architect, the library planner and the City Librarian would concentrate on development of the desired Central Library program, including size, shape, location and inter-relationship of all Library departments. All interested parties would be consulted and asked for assistance, advice, and suggestions.

Approaches to project planning vary among design professionals with respect to the attention given to the factors such as form, function and cost. The specific approach would be developed by the selected project staff. As an example, an approach could be based on the concept that the ultimate architectural form would follow, within reason, the functional operation as determined. Input from interested parties would be priced out by the architect and his immediate consultants so that decisions could be made intelligently based on the factors of function and cost.

For both the proposed project and all alternatives, some site acquisition, on a temporary basis only, might be required to accommodate construction phase requirements for library space, parking and contractor storage space. Permanent off-site right-of-way acquisition is involved with some alternates but not with the proposed project.

The review period involves various City agencies concerned with the project, including the Municipal Arts Commission and Cultural Heritage Board. The Municipal Arts Commission is involved in review of the schematic, preliminary, and final designs of the building project, including changes planned for various works of art. The Cultural Heritage Board has functions in connection with the issuance of demolition and alteration permits, and other advisory powers. Refer to Section III B8c(1)(c)(i) for more details.

Bidding and Construction - The activities involved during this phase of the project are summarized below:

Activities				Time Required
City		Architect and Library Planner	Contractor	
Issue Bids		Issue Bids	Bidding	3 months
Construction Supervision	Interim Construction Moves ¹	Construction Administration	Construction Phase ²	33 months
	Final Collection Moves		Install Stacks and Equipment	3 months

TABLE I C2 BIDDING AND CONSTRUCTION SCHEDULE

These activities would require approximately 39 months (approximately mid-1980 to late 1983) after completion of project planning and design.

¹This applies to relocation of Library personnel and materials from areas affected by construction.

²This includes removal of artworks, and demolition of the east wing and garages.

2. Technical Characteristics

a. General Description

Building - The project involves renovation and expansion of an existing public library building containing 162,698 net square feet (NSF) of floor area. The existing structure is located on a five-acre parcel, contains three floors together with a basement and a tower, and is of reinforced concrete construction. The proposed expansion will result in a total floor area of 295,000 NSF and 600 parking spaces, (see Table I C3). The site will be covered by structures and parking.

Street Improvements - The project may involve dedication of public street easements and construction of public works facilities on abutting streets. This includes asphalt concrete pavement, concrete curbs, gutters and sidewalks, storm drains, sewers, street trees, street lighting and traffic control facilities, and pedway facilities. The dedication and improvements involved are discussed in detail in Section III B3.

b. Operating Hours

The Central Library is open to the public from 10:00 AM to 9:00 PM, Monday through Thursday; from 10:00 AM to 5:30 PM, Fridays and Saturdays; and is closed Sundays. Employees are present 24 hours per day, with the majority working different shifts between approximately 8:00 AM and closing time on days that the Library is open.

c. Employment Data

The facility currently employs approximately 600 persons including both full and part-time employees. Approximately 500 positions are regularly budgeted while approximately 100 are funded through special grants. The extent of special grants funding in the future is unknown.¹

The relocation of approximately 60 administrative employees to the City Hall complex would result in approximately 540 persons being employed on site after construction is completed. Changes in special grant funding may increase or decrease employment.¹

Current and post-construction employment levels were previously estimated to be 500+ and 350+ respectively.²

¹Telephone conversation with David Bass,
Library Business Manager, November 18, 1977

²CLA (1977a), p. 12.

INTERIOR SPACE ALLOCATION SUMMARY - PROPOSED PROJECT


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	*	*	33,200	*	*
1	25,150	*	33,200	25,150	*
B	50,300	*	34,300	50,300	*
S-1	60 sp.	*	*	60 sp.	*
S-2	153 sp.	*	*	153 sp.	*
S-3	87 sp.	*	*	87 sp.	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	75,450	*	144,100	75,450	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	300 sp.			300 sp.	*
PARKING SPACE TOTAL	600 spaces				

Table I C3

Post-construction employment is now anticipated to be substantially greater than 350, due to fewer persons relocating off site than originally planned, and increases in employment under special grants.

d. Amenities

Plans for the project have not been prepared as the project is in the conceptual stage only. It is anticipated that the proposed project will include certain amenities such as landscaping, lighting and security measures. These are discussed in Section III of this report in connection with Plant Life (Section III B1c(1)) and police and security services (Section III B7b(1)) impacts.

The following amenities are also planned:

"More than 60 percent of the site will be landscaped, creating a garden oasis for people. Beautifully landscaped decks, patios and roof gardens will provide attractive outdoor reading and browsing areas.

"By locating most of the new expansion space below grade, the present building remains visually the dominant element. The existing exterior treatment of the present library is unchanged and the low-level new building will incorporate similar materials and colors to make the total complex look as if it had been constructed at the same time.

"The restoration work will preserve the grand stair, the wall murals, the decorated exposed beam ceilings, etc. It will not only preserve, but will enhance the impressive rotunda dome by opening an escalator well to the two levels below, thereby extending the ability to view this magnificent space."^{1,2}

The effect of the amenities cited above on the architectural integrity of the present structure is subjective. This is particularly applicable to the roof landscaping, which is not visible from the majority of the surrounding streets, the proposed escalators, and the dominance of the present building. The proposed project necessitates some changes to the exterior at the first floor and basement levels, contrary to the statement above. Further evaluation of the effect of these amenities upon cultural resources is found in Section III B8.

The proposed project will include provisions for the handicapped as required by applicable ordinances. Refer to Section III B3c(2) for a detailed discussion.

¹CLA (1977a), p. 7.

²Note that as defined in this report, (see Sections VI C3 and VI C4) escalator installation constitutes "renovation", not "restoration".

3. Construction Sequence

The relocation of some technical services to 40,000 NSF at 361 South Anderson Street and some administrative offices to 15,000 NSF at City Hall East was recommended as one element of the proposed project¹. The technical services relocation has been completed. The administrative relocation has been approved in concept by the Board of Library Commissioners and a request for space within the City Hall complex is being processed by the City Administrative Officer. Relocation is anticipated upon approval of the request and completion of any necessary interior alterations by the Bureau of Public Buildings. The transfer of approximately 60 employees is involved.²

Implementation of the proposed project involves the following major activities:

- a. Relocation of the following library functions to temporary locations either on site or off site:
 - o The Art and Music Department, Children's Room and Genealogy Room
 - o Staff parking facilities
 - o Parking and loading area for service and delivery vehicles
- b. Removal of various works of art, including - but not limited to - sculpture, bas reliefs, sculptured bronze doors, inscriptions, murals and tile fountains. These works of art would be stored during construction and used in the new expansion or existing building (activities e and g below).
- c. Removal of interfering buildings, pavement and vegetation within and adjacent to the site.
- d. Excavation on the east and west sides of the existing main building to permit construction of subterranean parking and library facilities.
- e. Construction of additions to the existing main building.
- f. Transfer of library operations from the existing main building to new additions.

CLA (1977a), p. 2, 11.

Telephone conversation with David Bass, Library Business Manager, November 18, 1977.

- g. Renovation of the existing building. This includes removal of portions of the existing building's structure and fixtures, construction of some new walls and floors, and installation of various new fixtures. A description of the types of renovation work involved is provided in Attachment 6.
- h. Relocation of functions temporarily housed in new additions and off-site locations to designated areas within the existing building.
- i. Construction of street improvements concurrently with building construction.

4. Operation

a. Building Operation

The building will be operated by the Library Department as its Central Library. It will be maintained by the Department of Public Works, Bureau of Public Buildings.

It is anticipated that the parking facilities will be operated for the Library Department by the Department of Public Works, Bureau of Transportation.

b. Street Operation

If street widening is constructed, roadway striping would be as shown in Attachment 10, Sheet 3.

Existing and future average annual daily traffic volumes are estimated as follows on the streets abutting the site:

<u>Street</u>	<u>Current 1978</u>	<u>After Construction 1983</u>	<u>Future 2002</u>
5th Street	22,700	23,600	27,300
Grand Avenue	15,100	15,850	18,800
Flower Street	19,200	20,250	24,700
6th Street	21,300	23,100	25,500

The street improvements, if constructed, would be maintained by the appropriate department of the City of Los Angeles at City expense and by City personnel after acceptance by the City.

Refer to Section III B3 for further information on street operation.

SECTION II

BRIEF OVERVIEW OF THE PROJECT'S ENVIRONMENTAL SETTING

A. Existing Conditions

1. Regional and Area Perspective

The project is located in the downtown area of the City of Los Angeles, the most populous city in Los Angeles County and in Southern California, within the Central Business District (CBD). A brief description of the Central Business District follows:¹

"The Central Business District is of major importance not only to the Central City area and region but to the entire Southern California Region, because it offers a large number of activities near the eastern edge of the City, at the center of the metropolitan area. The largest concentration of government offices outside of Washington, D.C. is located in Central City, as is the largest concentration of private office space in the region. The Central Business District is a major shopping district, serving area residents, visitors, and downtown employees. Other activity centers in the CBD include the wholesale produce markets on the east side, a major part of the Los Angeles garment industry, and the Music Center. The new Convention Center attracts a large number of conventions to the CBD each year; a growing supply of hotel rooms supports this industry.

"The Central Business District comprises approximately 2,241 acres situated mainly on an alluvial plain, with the lowest point along the southern edge of the Project area. Proceeding north, the elevation climbs very gradually, then rises abruptly into the southern edge of the Elysian Park Hills. Bunker Hill and much of the Civic Center are located on the southern edge of these hills, which have been extensively graded to reduce the more severe slopes. The highest point in the CBD is the site of the Music Center, approximately 400 feet above sea level.

"The subsoil beneath the CBD is chiefly unconsolidated alluvium, consisting of sand, silt, and gravel. An "old alluvium" section intrudes from Westlake east to Figueroa Street between Second and Eighth Streets. The hills of the northern part of the CBD are composed of Puente Formation siltstone on the northern end,

¹ CRA (1975a), p. 25-28.

with islands of terrace deposits, while the southern edge is Fernando Formation, with islands of terrace deposits.

"The type of subsoil at a given location plays a critical role in transmitting energy produced during an earthquake. Although no known major faults lie beneath the CBD, the subsoil conditions combined with the existence of a large number of large, older structures resulted in considerable damage within the Project area during the 1971 earthquake in the San Fernando Valley....

"The CBD has a mild, subtropical climate moderated by the Pacific Ocean and buffered from the inland deserts by the mountains to the north. Temperatures in the summer range from the high 50's to the low 90's, averaging in the low 70's. In the winter, temperatures range from the mid 40's to the mid 60's, averaging in the mid 50's. Average rainfall is about 15-inches a year, with about two-thirds of the total falling during December, January, February, and March. The summers become progressively dryer as hot winds blow into the basin from the desert, reducing the humidity and raising the temperature.

"High population density and heavy automobile use have created a severe air pollution problem in the region. The problem in Los Angeles is compounded by the poor natural ventilation of the lowland. The surrounding mountain barrier prevents the horizontal dispersion of the pollution, and a phenomenon known as temperature inversion frequently prevents its vertical dissipation....

"The large amount of automobile traffic and intensity of other urban activities contributes to generally high ambient noise levels within the Project area."

The Central Business District is served by a network of freeways shown on Attachment 2, Sheet 2.

The area surrounding the Library consists primarily of a regional commercial center. The CBD includes industrial and residential properties (see Attachment 8, Sheets 2-3). The population in this area consists largely of elderly and/or low income persons.

The Central Library is the largest institution of its kind in Southern California, and provides some services for the entire region. These services are described in more detail in Section III B7a(3).

2. Local Perspective

The existing five-acre Central Library site is improved with a major building, garages, walks, parking area and landscaping. (Refer to the existing Site Plan, Attachment 5, Sheet 1). The three-story library building with basement contains rooms for both library and administrative purposes. Attachment 5, Sheets 2-4, shows the present space allocation on each floor.

The Central Library is listed in the National Register of Historic Places. The City of Los Angeles' Cultural Heritage Board (CHB) has designated the Central Library Building and Grounds as a Historic-Cultural Monument.

The Highways and Freeways Plan, an element of the General Plan of the City of Los Angeles, designates Grand Avenue as a major highway and Flower, Hope and 5th Streets as secondary highways. Both the street dedication and roadway widths adjacent to library property are substandard. Existing roadway widths and striping are shown in Attachment 10, Sheet 2. Trees are planted along all streets.

Nearby land uses are described on Attachment 4, Sheet 3, and consist primarily of commercial and residential uses.

B. Related Projects

1. Public Libraries

This project addresses only the physical plant aspects of the Central Library. Thus there are two other major areas of operation within the Los Angeles Public Library System which are not directly part of the scope of the proposed project, and thus are not addressed in detail in this EIR. These are (1) the physical plant of the various branch libraries, and (2) internal administrative policies and operational procedures within the System, including the Central Library.

There is a relationship between these other areas and the proposed project, since the physical plant requirements of the Central Library are influenced, in part, by the two factors cited above. Various sources have suggested that the physical requirements of the Central Library could be changed if certain activities in these other areas were implemented. Among the items cited are (1) upgrading the branch system, (2) providing an Area Library for the San Fernando Valley, (3) alternatives to open stack book storage at the Central Library, such as automated retrieval systems, decentralization or warehousing, and (4) increased coordination with other library agencies in the region. However, the Library Department indicates that the proposed project, as presently conceived, is still the key to effective library services.

The Library Department has several specific projects in the Five Year Capital Improvement Program to upgrade branch facilities; these are independent of the proposed project. Additional alteration projects at branches will be required to accommodate the proposed electronic communication network connecting branches with the Central Library; these will be directly related to the proposed project.

Funding for branch improvements and internal activities is independent of the proposed project, except for the electronic communication network. The proposed project includes an allowance for electronic network installation, including alterations at branch libraries to provide sound-proof rooms to house the equipment envisioned. For some branches, particularly older or inadequate buildings, such work might be coordinated with other improvements and thus could be related to the ongoing upgrading program. Also, if alterations are more costly than originally envisioned, additional improvement projects might be required to be funded through the Five Year Capital Improvement Program.

2. Street Improvements

Two street improvements in the vicinity of the Library site are included in the City's Five Year Capital Improvement Program:

- o 5th Street Reconstruction between San Pedro Street and Grand Avenue.
- o Flower Street Reconstruction between 6th Street and 8th Street.

Both involve street pavement reconstruction. The former is scheduled for construction in 1978-79. The latter also involves street widening; construction financing is unscheduled at present.

3. Proposed Pedestrian Facilities

A people-mover system and pedway system are planned for the Central City area of Los Angeles. The people-mover system is in the preliminary engineering stage, and includes passenger vehicles traveling on a grade-separated route. One station is proposed on the north side of 5th Street opposite the westerly portion of the Library site, although final station locations will not be determined until the middle of 1978.

Pedways are planned as grade separated pedestrian walks connecting major structures in the Central City area. Some have been constructed; the remainder are in the conceptual stage. Pedways are planned to connect the Library site with nearby properties. Refer to Attachment 11 for a plan of these pedestrian facilities, and Section III B3c(2) for details on the pedways and their impact on the site.

4. Community Redevelopment Agency - Bunker Hill

The Bunker Hill Urban Renewal Project^{2,3}, a project of the Community Redevelopment Agency of the City of Los Angeles, involves development of a 132-acre site located north of the Central Library (see map, Attachment 8, Sheet 4). This project is a total clearance type project in which the primary reuses will be high-density commercial and residential. Existing permanent development consists of commercial office and retail facilities, apartment and hotel units and parking structures. Further development of housing (both conventional housing and housing specifically for the elderly), hotel, office, retail, cultural and other facilities are planned.

5. Community Redevelopment Agency - Central Business District Redevelopment

The Central Business District Redevelopment Project^{4,5} also a project of the Community Redevelopment Agency, involves various elements to eliminate blighted conditions in a 2200-acre area in downtown Los Angeles (see map, Attachment 8, Sheet 5).

The project involves the following types of activities by the Agency:⁶

- o Owner and tenant participation by most of the owners and tenants remaining or re-entering the Project area;
- o Acquisition of some real property;
- o Relocation assistance to residential and nonresidential occupants displaced from property acquired by the Agency;
- o Demolition or removal of some buildings and improvements;
- o Installation, construction, or reconstruction of streets, utilities, and other public improvements;
- o Disposition of any property acquired by the Agency;
- o Development of land by private enterprise or public agencies for uses in accordance with this Plan."

² CRA (1975c).

³ CRA (1970).

⁴ CRA (1975a).

⁵ CRA (1975b).

⁶ CRA (1975b), page 2.

6. Private Development

There are various private development projects which may be planned now or in the future on land in the vicinity of the Central Library. These include:

- o Various developments within the Bunker Hill Urban Renewal Project, including Parcel J-1, and Parcels L, M, Q and R (these parcels are evaluated as alternative library sites in Section VI D).
- o Various developments in connection with the Central Business District Redevelopment Project.
- o Possible redevelopment of the Church of the Open Door and Biola Hotel property, located contiguous to the south boundary of the Library site. (This property is evaluated as an alternative parking site in Section VI C12).
- o Possible redevelopment of the property at the southwest corner of 7th Street and Figueroa Street. (This property is evaluated as an alternative library site in Section VI D).

Some of these projects may be influenced by the proposed project or alternatives. If an alternative or additional site is selected, private development on that site would be directly affected. Some projects may be indirectly influenced by the location of the Central Library.

SECTION III

ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

A. Introduction

Section III of the EIR addresses various categories of potential environmental impact and the impacts associated with the proposed project for each category.

An Initial Study is presented in the Appendix, Section 5. Potentially significant adverse impacts are marked "yes" or "maybe" in the Environmental Checklist Form (ECF), Attachment 1 of the Initial Study. These are emphasized pursuant to the California Environmental Quality Act (CEQA) in the discussion for each of the following nine impact categories discussed in Section III B:

1. Physical Features
2. Land Use and Zoning
3. Circulation
4. Air
5. Noise
6. Service Systems
7. Public Facilities
8. Paleontological, Archaeological and Historical
9. Socio-economic

The discussion for each of the nine impact categories listed above is divided into various topics arranged under the following three classifications:

- a. General Discussion and/or Insignificant Environmental Impacts

The General Discussion, where used, provides introductory or background material for the category.

Insignificant Environmental Impacts involve topics which are either not involved, or involved to a minor degree, for which no significant adverse impacts are anticipated. This clarifies and supplements the determination of no significant involvement made in the Initial Study ECF.

- b. Potentially Significant Environmental Impacts

This includes topics with elements involved in the proposed project, but which can be mitigated such that no substantial impacts remain.

c. Significant Environmental Impacts

This includes topics containing the primary elements of the proposed project which cause the most significant environmental impacts. Some of the topics involve significant impacts which cannot be mitigated by implementation of the proposed project.

Some topics involve elements of both major and minor significance. To preserve continuity, the entire topic is placed under the classification appropriate for the most significant element, even though there are other elements which are not significant.

The discussion for those topics involving significant or potentially significant environmental impacts is arranged under the following four subheadings:

(a) Environmental Setting

A description of the topic as it relates to the proposed project.

(b) Significant Environmental Impacts

A discussion of those impacts relevant to the topic that would be caused by implementation of the proposed project.

(c) Mitigation Measures

A discussion of potential mitigation measures which could alleviate potential impacts, including both those which are anticipated to be included in the proposed project, and other measures, such as alternatives, which are not part of the proposed project but could mitigate impacts.

(d) Unavoidable Adverse Impacts

This subheading lists those impacts associated with the proposed project which are not mitigated and thus are unavoidable.

B. Environmental Impacts

1. Physical Features

a. Insignificant Environmental Impacts

(1) Hydrology

The proposed project will not alter the flow of flood waters or the amount and quality of surface and ground waters. The construction of impervious pavements over the entire site will increase the amount of runoff; however, the existing drainage facilities have sufficient capacity to absorb this increase.

(2) Climate and Meteorology

The proposed project, involving additions less than three stories in height, is not expected to alter any climatic elements (such as wind flow) or cause any significant thermal pollution. However, due to the height of adjoining buildings, some "wind tunnel" effect may be anticipated.

(3) Animal Life

The animal life present at the site consists primarily of common birds and rodents. These animals are expected to migrate to other areas during construction when existing vegetation would be removed. Similar species are expected to populate the site upon completion of construction and installation of new vegetation.

b. Potentially Significant Environmental Impacts

(1) Major Land Formations and Seismic Activity

(a) Environmental Setting

The site is underlain by alluvial sediments consisting of clayey silty sand and gravel with occasional cobbles. Perched ground water, occupying a one-foot thick saturated zone overlying the relatively impermeable bedrock, is located at a depth of 35 feet (see Geologic Report, Attachment 18). As indicated in Section III B8a(1), extensive grading was performed at the site prior to the construction of the existing Central Library building.

The site may be affected by ground shaking generated by an earthquake occurring on any of the surrounding faults. As indicated in the Geologic Report, the site is located five miles from a potentially active fault. Certain portions of the existing structure, such as the tower, do not meet all currently applicable seismic safety standards.

(b) Significant Environmental Impacts

The project necessitates approximately 239,000 cubic yards of excavation on both the east and west sides of the existing building. Excavation would be performed in the conventional manner utilizing a tie-back shoring system to support the peripheral streets and library building while earth is removed and the subterranean improvements are constructed.

Haulaway of the excavated material would be by trucks, using surface streets and freeways to suitable disposal sites. Once the hauling started it would be a "caravan" type operation.

The loaded trucks, spaced from one to five minutes apart, would impact traffic on 5th Street as they headed west to the Harbor Freeway. To a lesser extent the empty trucks returning via 6th Street and Grand Avenue would cause some congestion.

The length of time it would take to complete the excavation and haulaway is perhaps four to six months. The time would depend on whether the contractor worked simultaneously on excavating for the east and west wing and his method of loading the trucks.

Disposal sites characteristically are not determined until construction is imminent; the selection of a site being determined by the cheapest proposal at the time of availability. Sometimes dirt can be sold while other times the length of haul and dump fees dictate the disposal site.

The topography of the site (see Attachment 3) will be altered by proposed building construction (see Attachments 4 and 7). Impacts associated with this change are significant and are evaluated in connection with Plant Life, Section III B1c(1), Aesthetics, Section III B2c(1) and Cultural Resources - Central Library, Section III B8c(1)).

The existing water table at a depth of 35 feet might have some impact during the construction phase when excavation for subterranean construction approaches that depth. The significance of this ground water can be evaluated only after a thorough geologic investigation is completed. Cost estimates include an allowance for an appropriate dewatering system.¹

The proposed project includes upgrading the existing main building to meet current seismic safety standards.

(c) Mitigation Measures

Specific mitigation measures will be developed during the detail design phase, based upon a complete evaluation of geologic and seismic conditions, for implementation during construction.

¹Engr. (1978a), p. 2.

The contract documents will include appropriate regulations to mitigate noise, dust, traffic disruption and other impacts relating to the earth hauling operation.

(d) Unavoidable Adverse Impacts

The alteration of the existing topography is unavoidable.

c. Significant Environmental Impacts

(1) Plant Life

(a) Environmental Setting

The Central Library site is landscaped as a low maintenance public recreational area, with some formal planting. It includes large grassed areas to the east, following the contours of the land, with accents of single or clumped trees or shrubs.

It is widely used by the public all day, as it and Pershing Square, one block away, are the only two areas of open space in the neighborhood. Other open space areas exist in the area (see Section III B7a(5)).

The formal planting is confined to (1) foundation planting, (2) accent planting at three of the four entrances to the Library, and (3) hedges both to delimit an east-west walk to the south of the Library building, and to act as a screen around the large parking lot to the west. Plant material in these areas are either naturalistic or severely pruned and shaped. Vertical accents in these formal areas are usually Italian cypress and are often sheared to vertical cylinders.

In 1970, the small parking lot and associated garage-type buildings on the west side of the Library were expanded to take over most of the west side of the Library site. This action destroyed almost all of the landscaping in the area, including the formal garden approach to the west entrance to the Library. This entrance now only serves the parking lot.

The formal entrance has been described as having three long tiled pools with a path on either side and flanked by rows of Italian cypress. It is probable that much of the west side's open space, now destroyed, was planted in the same manner as the east side, that is with a grassy area with accents of trees or shrubs. This is suggested by the three small islands remaining in the parking lot, only one of which still has a shrub type olive as originally designed. Refer to Attachment 14a for a rendering of the original entrance and gardens.

The west entrance to the Library has no remnants of formal planting around it other than a planter containing four cypresses and low shrubs. This planter was a portion of the garage structure and may be the only remnant of the formal planting of the entrance.

The south, or Hope Street entrance, is the most elaborate formal entrance remaining. Because of topography, the grade of Hope Street north of 6th Street is at least 20 feet below the first floor of the Library. The architectural and landscaping solution is two separate entrances: (1) a recessed tunnel entrance, sloping up to the library basement*, and (2) a retaining wall with a pair of stairs to the lowest level of a two tiered terrace below the entrance deck. This tier carries the east-west walk from Grand Avenue to Flower Street. Cypress flank the stair wells and the steps to the second tier which is the length of the main building and has stairs at the ends leading down to the ground level.

This first tier appears to have been cleared of low landscaping for security purposes and the soil sterilized as no vegetation, ground cover or other planting exists, except for two Pittosporums balanced around the axis of the tunnel entrance against the parapet of the second tier.

Behind the parapet on the second tier a formally sheared hedge of either Eugenia myrtefolia (Australian Brush Cherry) or Ligustrum sp. (Privet) separates the parapet from the walk. In the beds behind the walk, cypresses again flank the stair areas and are planted against the parapet of the entrance deck as vertical accents. A small reflecting pool is on the tunnel/entrance axis. The beds on this tier have foliage plants such as Ilex cornuta (Holly) and others, with accents of rhododendron, hibiscus, pittosporum and others of the lily family.

The east entrance to the Library, currently not in use, is approached through a formal walled court just north of the east wing. This court has a square surrounded by cypresses while the foundation planting against the

*It should be noted that the tunnel entrance has been closed since the 1940's because of change of functions within the Library basement.

building is Pittosporum undulatum (Victorian Box) semi espaliered against the building.

The North entrance is entered directly from 5th Street. . The door is flanked by cylinders of cypress.

A partial listing of plant materials on the site is presented in Attachment 9. It should be noted that difficulty in identification was encountered because fall pruning, quite severe, had reduced most of the plants to small rounded nubbins and the typical shape and growth pattern used for field identification was not available.

(b) Significant Environmental Impacts

The proposed project will destroy all of the existing landscaping, due to the excavation on the property for two floors of underground parking as well as the two low above-ground structures to the east and west. The area not covered by the structures, as well as the roofs of the structures, will ultimately be relandscaped, but probably would be, in comparison to the existing area, a more formally landscaped area and less accessible to the public. The rendering of the proposed project (Attachment 4, Sheet 1) suggests that the majority of the landscaping will be at least one story above the street level.

Street widening necessitates the removal of existing street trees.

Any alternate proposal will impact the landscaping to the degree that excavation and on-site construction will be involved. These impacts are discussed in Section VI C.

The proposed project will affect the aesthetics of the existing open space, as described in more detail in Section III B2c(1).

(c) Mitigation Measures

The following mitigation measures are expected to be included in the plans and specifications for the proposed project:

- o "Specimen" or unusually shaped trees that are transplantable should be boxed and cared for, to be replanted in the new landscaping plans. These trees could also be located in other areas of the City as (1) replacements for existing street trees in poor condition, or (2) additions for accent purposes.
- o New street trees are proposed on abutting streets where necessary.

Additional mitigation measures, not included in the proposed project, could reduce adverse impacts. These include the following:

- o Provide for public recreation levels with grass and trees by the sidewalks and otherwise accessible levels rather than formal gardens which might not be as generally attractive to the public.
- o Re-establish the west entrance as the major entrance to the Library.

These measures are fully evaluated in connection with on-site alternatives in Section VI C.

It should be noted that the Library Department is adamantly against the restoration of the three reflecting pools to the west of the Library. This is because during their earlier existence these pools caused severe and constant maintenance and security problems. They were considered as an "attractive nuisance" with all that phrase implies.

The Library Board does not believe that the City should be asked to place itself in this awkward position again.

(d) Unavoidable Adverse Impacts

The removal of the existing vegetation and loss of unpaved green open space is unavoidable with the proposed project.

2. Land Use and Zoning

a. Insignificant Environmental Effects

(1) Land Use and Zoning on Property

The Library site is zoned C5-4, for commercial uses (see Attachment 8, Sheet 1). The Library and a parking lot for the employees occupy most of the site. The rest of the site is a landscaped lawn area (see Attachment 12, Sheet 2).

The project will provide no adverse impact on the zoning or land use.

(2) Light and Glare

New light will be provided from the proposed above grade additions and street lights. No significant increase in light or glare is anticipated.

(3) General Plan - Public Libraries Plan

This proposal is in conformance with the Public Libraries Plan.

b. Potentially Significant Environmental Impacts

(1) Shade/Shadow

(a) Environmental Setting

The existing Library has three floors plus the tower which cast shadows on the grounds around the Library during the day and on surrounding buildings in early morning and late afternoon.

There are numerous high-rise buildings in the area. These buildings cast shadows on the Library and its grounds.

(b) Significant Environmental Impacts

This project does not add any new structures that exceed three stories in height; therefore, there will be no adverse effect on the surrounding structures in the area due to this project.

The high-rise buildings cast shadows on the Library and on the plaza and deck areas for a large part of the day. The lack of sun may lessen the desirability of the plazas to some degree.

(c) Mitigation Measures

None.

(d) Unavoidable Adverse Impact

None.

(2) General Plan: Central City Community Plan

(a) Environmental Setting

The project site is in the Central City Community Plan, a part of the General Plan of the City of Los Angeles. The Plan designates preferred land uses within the area (see Attachment 8, Sheets 2 and 3).

The Plan includes the following goals, objectives, and policies which are of relevance to the project.¹

Goals and Objectives of the Plan

- o "6. To provide an integrated transportation system which will allow for efficient movement of people and goods while enhancing the environment, giving special attention to separation of the pedestrian and the automobile."
- o "8. To preserve key landmarks which highlight the history and unique character of the City -- blend old with new in an aesthetic realization of change or growth with distinction."

Policies - Circulation - Pedway System

- o "1. A Central City pedway (grade separated pedestrian walkway) system shall be constructed as proposed by the General Plan. The pedway alignments shown on this Plan incorporate the "First Phase Central City Elevated Pedway Plan."

¹Planning (1974).

Policies - Service Systems

- o "4. A new and expanded Central Library, called for by the Public Libraries technical element of the General Plan, is essential to continued provision of adequate library service to the Los Angeles region. A location in the proposed joint University Communications Center in Central City East is proposed by this Plan. Alternate sites include the present site or another site close to the center of the Central Commercial Core."

Policies - Land Use

- o "Land uses and their intensities shall be generally as designated on the Plan Map and shall be controlled through the establishment of zone classifications and height districts consistent therewith. Land shall not be developed to such intensities that the traffic generated will exceed the capacity of the circulation system or otherwise be detrimental to the environment."

The site is designated for regional center commercial uses on the eastern half, and neighborhood park purposes on the western half, bisected by an extension of Hope Street (Attachment 8, Sheets 2 and 3).

(b) Significant Environmental Impacts

The project conforms to the Central City Plan, which designates the present site as a suitable location for a Central Library. Note that the land use as shown on Central City Community Plan Map (see Attachment 8, Sheets 2 and 3) appears to have been predicated on relocating the Library elsewhere.

The project may include pedways in accordance with the Plan. (See Section III B3c(2)).

(c) Mitigation Measures

None.

(d) Unavoidable Adverse Impacts

If pedways are not constructed, the project will not conform to the Central City Plan. Otherwise, there are no adverse impacts.

(3) General Plan: Highways and Freeways Element

(a) Environmental Setting

The Library site is bounded by Grand Avenue, a major highway; Flower Street, a secondary highway; and 5th Street, a secondary highway (see Attachment 8, Sheets 2 and 3).

Hope Street is designated as a secondary highway in the Highways and Freeways Element of the General Plan. Hope Street extends from the Hollywood Freeway to the Santa Monica Freeway. The only missing section is that portion from 5th Street to one half block northeast of 6th Street (see Attachment 8, Sheets 2-3).

(b) Significant Environmental Impacts

This proposal involves leaving Hope Street discontinuous at the site of the Library. This is not in conformance with the Highway and Freeways Element of the General Plan. Completing Hope Street would provide another through street in the central district, reducing congestion, vehicle miles travelled, and air pollution.

The project may include upgrading Grand Avenue and Flower Street to major highway standards adjacent to Library property. The project does not include widening 5th Street (see Section III B3c(1)).

(c) Mitigation Measures

None.

(d) Unavoidable Adverse Impact

The impacts associated with not completing Hope Street or 5th Street as mentioned above are unavoidable.

If the roadway widening of Grand Avenue and Flower Street is not constructed concurrently with library construction, long-term adverse impacts would occur with respect to traffic circulation, and this would not conform to the objectives of the Highways and Freeways Element.

c. Significant Environmental Effect

(1) Aesthetics

(a) Environmental Setting

The Central Library is a significant cultural monument. See Section III B8c(1) for further discussion.

(b) Significant Environmental Impacts

This project will have a significant effect on the aesthetics of the Library. Evaluation of aesthetic impacts can be subjective.

The pedways, if constructed, will obstruct and alter the view of the Library from various locations, especially the view from the east, west and north. The aesthetics may further be affected by mixing the original architecture of the existing Library with the new pedways and the new library construction. The full extent of the aesthetic impact is dependent upon the architect's design and the ability of the contractor.

Much of the interior of the Library will be altered. The east wing will be completely removed; the works of art within it will be saved and used in the remodeled interior of the expanded library. The remaining original architecture will be affected by mixing it with the new construction.

Further, much of the view of the original east and west exterior facades will be altered with the construction of the new expansion. Large portions of these facades above the proposed decks will be obscured by the new construction from view by people driving or walking at a street level. The portion of the Library facades that will remain above the landscaped decks will be able to be viewed from the decks.

For an expanded and comprehensive discussion see Section III B8c(1).

(c) Mitigation Measures

Certain alternatives are proposed with the intention of mitigating either exterior and/or interior aesthetic impacts which may be considered adverse (see Section VI).

For a more complete discussion on cultural resources see Section III B8c(1).

(d) Unavoidable Adverse Impact

Demolition of the east wing and relocation or alteration of numerous cultural resources within the Central Library site are unavoidable with the implementation of the proposed project.

(2) Land Use and Zoning in the Surrounding Area

(a) Environmental Setting

A Zoning Map for the project area is shown on Attachment 8, Sheet 1. The majority of the property in the vicinity of the project is commercially zoned with some residential property. All of the property surrounding the project is commercially zoned C4-4 and C5-4. Height District 4 permits unlimited height provided the floor area of the main building does not exceed 13 times the buildable area of the lot.

Within the general area of the project there are many high-rise buildings with a variety of uses. The various land uses in the vicinity include apartments, office buildings, hotels, banks, churches, the California Club, parking structures and others (see Attachments 4, Sheets 1 and 3; and Attachment 14, Sheets 1 through 6).

(b) Significant Environmental Impacts

The zoning of the site will be unaffected.

The evaluation of the growth inducing impact and influence on future land use of public facilities such as the proposed Central Library project is subjective. It is often difficult to determine whether a public facility induces growth (either directly or secondarily) in the surrounding area or whether such growth would occur even in the absence of the project. The presence of a facility such as the Central Library may be viewed as a desirable adjacent land use, and thus a positive influence to growth in the area.

(c) Mitigation Measures

None.

(d) Unavoidable Adverse Impact

Growth in the project area, to the extent that it is influenced by the proposed project, is unavoidable. Growth, and various aspects of growth, may be subjectively viewed as beneficial or adverse.

3. Circulation

a. General Discussion and Insignificant Environmental Impacts

(1) Library Patronage

Patronage at the Central Library during typical years in the last decade is summarized below using several indicators:¹

<u>Year</u>	<u>Annual Circulation</u>	<u>Annual Patron Requests</u>	<u>Annual Items Shelved</u>	<u>Daily Visitor Count</u>
1967/68	1,476,618	3,685,433	4,936,512	-
1970/71	1,384,184	3,676,814	4,986,314	-
1973/74	1,118,038	4,396,856	7,109,419	-
1976/77	1,019,815	4,562,804	9,622,416	-
1978	-	-	-	3,100

Circulation indicates the number of items checked out of the Central Library and Municipal Reference libraries combined for home use. Approximately 90 percent of this circulation occurs at the Central Library.

Patron requests refer to informational inquiries received at the Central and Municipal Reference libraries. About 93 to 95 percent of these requests occur at the Central Library, either in person or by telephone.

Items shelved refers to materials at the Central Library only which are shelved after use by the public, including materials returned from circulation. The excess of items shelved over the amount of home circulation gives an accurate record of material used within the building.

The visitor count, made by an automatic security system counter installed in March, 1978, indicates the number of persons exiting the building during operating hours. The reliability of previously reported visitor counts^{2,3} is unknown, since automatic counting was not done at those times and patronage counts at the doors were not known to have been made.

¹Library (1978e).

²Library (1966), p. 12.

³BRC (1976b), p. 32.

The data indicate that changes in the nature of library services have occurred in the last decade, with home circulation decreasing and the use of library resources within the building and telephone inquiries increasing.

The Library Department has provided two surveys on the Central Library users.⁴ They are: "Central Library Users Questionnaire" conducted by Charles Luckman Associates in September 1975 with 530 respondents; and a survey of the users of the Los Angeles Central Library conducted by the UCLA Institute of Library Research in 1968 with approximately 8,000 responses.

The results of the Luckman questionnaire is shown in Exhibit III B1.⁵

The UCLA Institute of Library Research study revealed the following:⁶

- o Type of user: 20.3 percent associated with industrial or commercial concerns, 17.6 percent with schools, 7.4 percent with entertainment industry, 29.4 percent with various other organizations, 25.3 percent self employed or not employed.
- o Specific uses: 15.5 percent job-connected research, 15.5 percent school work, 28 percent pleasure and recreation, 21 percent for general information, 16 percent finding specific facts and 4 percent undetermined.
- o Miscellaneous Responses: 66 percent came downtown mainly to use the Central Library; 60 percent used the Central Library frequently or somewhat frequently; 65 percent cited wide selection of materials or specific material needed as reason for using the Central Library.

An evaluation of any patronage increase after the proposed construction of the Central Library expansion is very subjective. There are many factors which will influence any possible increases in patronage and it would be difficult to make an accurate estimation. The Library Department advises that patronage is expected to increase by at least 50 percent upon completion of a renovated and expanded building, based upon the experience of other large central libraries nationwide which have improved their facilities.^{7,8}

⁴CLA (1976a), p. 93ff; CRA (1977a), p. 3.

⁵CLA (1976a), Exhibit 20.

⁶CRA (1977a), p. 3.

⁷Library (1977d).

⁸Library (1978a).

CENTRAL LIBRARY USERS QUESTIONNAIRE

Charles Luckman Associates 9220 Sunset Blvd., Los Angeles, Calif. 90069, CRestview 4-7755

Los Angeles Central Library Feasibility Study Consultants



1. DID YOU COME TO THE LIBRARY TODAY DIRECTLY FROM YOUR %

a	Place of employment	143	27
b	School	77	15
c	Home	310	58

2. FROM WHAT AREA DID YOU COME?

a	Central business district	127	24
b	Los Angeles area	252	48
c	San Fernando Valley	32	6
d	Western area	60	11
e	Southern area	25	5
f	Eastern area	23	4
g	Northeastern area	11	2

3. DO YOU NORMALLY VISIT THE LIBRARY EACH

a	Day	61	11
b	Week	273	52
c	Month	130	25
d	Year	34	6
e	This is my first visit	32	6

4. WHY DID YOU COME TO THE LIBRARY TODAY?

a	Job related	89	17
b	School work	115	22
c	Personal enjoyment	321	60
d	Other	5	1

5. ARE YOU MOST LIKELY TO VISIT THE LIBRARY DURING

		Weekdays		Saturday	
a	Morning	100	19	28	5
b	Lunch time	92	17	15	3
c	Afternoon	152	29	35	7
d	Evening	103	20	—	—

6. WHAT IS USUALLY THE LENGTH OF YOUR VISIT TO THE LIBRARY? %

a	One-half hour	146	28
b	One hour	190	36
c	Two hours	118	22
d	More than two hours	76	14

7. HOW DID YOU COME TO THE LIBRARY TODAY?

a	Automobile	217	41
b	Bus	196	37
c	Downtown MiniBus	1	0
d	Taxi	1	0
e	Walking	115	22

8. WHAT IS YOUR AGE GROUP?

a	Under 16 years	27	5
b	16-25 years	122	23
c	26-35 years	137	26
d	36-50 years	119	23
e	51-65 years	81	15
f	Over 65 years	44	8

9. WHAT IS YOUR OCCUPATION?

a	Business	99	19
b	Educational	34	6
c	Professional	97	18
d	Services	73	14
e	Governmental	11	2
f	Student	128	24
g	Homemaker	27	5
h	Retired	61	12

KEY
Number of Responses — 530 100 — %

(2) Public Transportation - Downtown People Mover

The Downtown People Mover, which is now in the preliminary design phase, will have a station in the vicinity of 5th Street and Flower Street. Construction on the Downtown People Mover and the station may start as early as 1980. A pedway connection between the Library site and the People Mover station is proposed (see Section III B3c(2)).

(3) Public Transportation - SCRTD Bus System

The Central Business District is served by the Southern California Rapid Transit District busses and mini busses. The project will have no significant effect on this system except that during construction some bus stops may be temporarily relocated.

(4) Parking Criteria

This section discusses criteria for evaluating the number of parking spaces necessary for the Central Library, as background information for the evaluation of parking for the proposed project and alternatives.

(a) Original Objectives - Green Report

The first major study regarding Central Library parking facility requirements was conducted in 1966 as part of the Green Report.¹ This report was based on providing the best possible plan to insure the certainty of comprehensive and efficient central library service for present and future uses projected to the year 2000. Refer to Section I Cla(1) for a description of this study and its findings. Parking was to be provided for 1000 vehicles. It was not indicated how this figure was determined but the report did state that "A study will be undertaken to determine the maximum number of parking spaces economically feasible".²

(b) Los Angeles Central Library Feasibility Study Report

This report³ was prepared to evaluate the feasibility of meeting the criteria of the Green Report by constructing a Central Library at various sites. (Refer to Section I Cla(2) for more details). The criteria established by the Green Report were evaluated. The study recommends no changes in the number of parking spaces from the 1000 originally planned.

¹Library (1966).

²Ibid, p. 33.

³CLA (1976a).

(c) Mayor's Central Library Blue Ribbon Committee

The Blue Ribbon Committee studied problems at the Central Library, as described in Section I Cla(3). It recommended, with respect to parking, that a new library building should "provide adequate parking facilities for the public to make the library accessible via the most important transportation mode in this community".⁵

(d) Feasibility Study on Saving the Existing Central Library

This study⁶ by Charles Luckman Associates (CLA), as consultants to the City of Los Angeles, evaluated the criteria of the Green Report in connection with a project concept involving renovation and expansion of the present Central Library building (see Section I Cla(4) for details). It recommended reducing parking requirements to 600 spaces on site.⁷ The 600 parking spaces represent one space for each 500 net square feet of library floor area.

CLA estimated that the library staff, planned at that time to be reduced from 500+ people to 350+ people, would require 300 staff parking spaces.

For library patron spaces, a parking analysis based upon a 1976 CLA survey indicated that public parking spaces of 235 to 300 would be adequate. The survey stated that "41 percent of users came by car, 64 percent stayed for one hour or less and 86 percent for two hours or less resulting in a very rapid turnover rate".⁸

⁵BRC((1976b), p. 8.

⁶CLA (1977a).

⁷CLA (1977a), p. 2, 12.

⁸CLA (1977a), p. 12.

(e) Zoning Code

Section 12.21A.4.i.2 of the City's Planning and Zoning Code requires one parking space for each 1000 square feet of floor area for Central Business District hospitals and philanthropic institutions. Zoning experts interpret the Central Library as fitting into this classification.⁹

(f) Planning Department EIR Manual

Figure T-6, page T-13 of the "EIR Manual For Private Projects"¹⁰ lists 3.3 spaces per 1000 square feet of gross floor area as the "Desired Parking Criteria to Minimize Impact". Net floor area for the Central Library is considered to be approximately two-thirds of gross floor area.

(g) Library Department's Requirements

The Central Library currently has 341.5 staff members, in full-time equivalent. Because there are a large number of part-time employees, working from 10 to 20 hours per week, the count in terms of actual people is about 450. In addition, there are 91 full time CETA employees. Although it is difficult to estimate the number of employees in the building at specific hours, it is felt that the maximum number of employees are in the building between 12:30 p.m. and 4:30 p.m., when all those on the night shift have arrived, and those who may have started to work at 8 a.m. have not yet left.

The Library presently has 175 parking spaces, of which seven are assigned to administrative staff and 168 to all others. The 168 spaces are assigned strictly on the basis of seniority, not by rank. The waiting list for parking now totals 53 names. There are also 37 staff members on an inactive list who would like to become eligible for a space but are not now driving for various reasons. The Library Department contends they are existing on 175 spaces, but that 300 spaces would be a vast improvement.¹¹

⁹Per telephone conversation 12/12/77 and 12/19/77 with Tom Golden, Chief Zoning Administrator, Department of City Planning and Harold Kehmeier, Zoning Engineer, Building and Safety Department

¹⁰Planning (1975)

¹¹Library (1977f)

b. Potentially Significant Environmental Impact

(1) Parking

(a) Environmental Setting

Presently the Library provides parking for library deliveries and provides 175 on-site parking spaces for its employees; this is open to patrons after 4:00 p.m.

The rest of the Library employees and the Library patrons must either park on the surrounding streets or in parking structures in the vicinity. A December 1977 survey by the report staff indicated that the parking rates vary from \$1.75 per day to \$6.00 per day with the majority being \$3.00 to \$4.00 per day. See Section VI C12b(6) and Attachment 17, Sheet 2.

(b) Significant Environmental Impacts

The proposed project will remove the existing surface parking lot and provide 600 parking spaces in an underground parking structure for the Library employees and patrons.

The Bureau of Transportation recommended two alternative systems for operating, (1) an automated ticket issuing system, or (2) a parking meter system.¹ The automated system is preferred as it has advantages not inherent in the meter system. These include gate control, accommodation to changing of rates, a validation program, and additional flexibility to adapt to changing parking requirements and conditions.

¹Source: Bureau of Transportation, September 30, 1977.

The proposed parking will create impacts, as described in the following subsections.

Construction Impacts - During project construction, the existing staff parking lot will be removed, and will not be available for staff use.

Long-Term Impacts - The criteria reduction to 600 parking spaces would constitute an adverse long-term impact if the number of spaces is inadequate to meet the needs.

The reduction from the original criteria of 1,000 spaces was predicated upon an on-site staff reduction to 350 persons, requiring 300 spaces, and an allowance of 235-300 spaces for patrons.¹

The Library Department advises that approximately 540 persons on the present staff would be employed in the new facility (see Section I C2c) and that additional increases in staff would be required to accommodate a projected 50 percent increase in patronage.² It is also anticipated that the public parking facilities would be used by persons not patronizing the Library; the amount of this usage would depend, in part, on the parking rate structure in comparison with other facilities in the area.

Thus it appears that 600 spaces may be inadequate to accommodate the projected needs of staff, patrons and non-patrons, and further study during the six-month programming period would be required.

If revenues are insufficient to cover costs, long-term operating subsidies would be required.

¹CLA (1977a), p. 12.

²Library (1978b).

As described in Section III B7b(1), underground parking will create security hazards.

(c) Mitigation Measures

During the design phase, appropriate mitigation measures for construction impacts will be developed. Possible methods of mitigating the loss of staff parking area are listed below:

- o The employees could utilize the existing parking structures and lots in the area (see Attachment 17).
- o The Library Department could provide subsidies for those people who park in the existing parking structures and lots.
- o The Library Department could rent an existing parking structure or lot for the displaced employees.

Adverse long-term impacts could be mitigated by providing an adequate number of parking spaces, operating the parking facilities to be financially self sufficient, and providing adequate security in the parking area.

Alternatives to on-site parking are evaluated in Section VI C12. These off-site alternatives have some features which mitigate impacts associated with on-site construction, but cause additional impacts.

(d) Unavoidable Adverse Impacts

The construction and long-term impacts cited in subsection (b) above are unavoidable to the extent they are not mitigated.

c. Significant Environmental Impacts

(1) Vehicular Circulation

(a) Environmental Setting

Presently 5th Street (one-way westbound) has a 60-foot roadway in an 82-foot right of way with four moving lanes of traffic (five lanes of traffic during rush hour); Grand Avenue has a 56-foot roadway in an 80-foot right of way with four moving lanes of traffic; and Flower Street has a 68-foot roadway in a 90-foot right of way with five moving lanes of traffic (six during rush hour). See Attachment 10, Sheet 2. For traffic data see the Description of the Project (Section I C4b) and Attachment 15.

(b) Significant Environmental Impacts

There are no improvements planned for 5th Street (Attachment 10, Sheet 1).

This project may include street work on Flower Street and on Grand Avenue (Attachment 10, Sheet 1) listed below:

- o Flower Street - dedicate 10 feet and widen 12 feet to provide a 40-foot half roadway in a 50-foot half street right of way to align with major highway improvements north of 5th Street and permit a double left-turn pocket.
- o Grand Avenue - dedicate 10 feet and widen 12 feet to provide a 40-foot half roadway within a 50-foot half street right of way.

These improvements would include construction of asphalt concrete pavement, concrete curb and gutter, concrete sidewalk, street lighting and street trees.

Both construction impacts and long-term impacts will occur due to the street improvements and operation of the Library. These are described in the following subsections.

Construction Impacts - It may be necessary for the contractor to restrict parking on the streets adjacent to the project site. In order for the contractor to store equipment overnight, it may also be necessary to restrict parking on Hope Street south of the project to 6th Street.

During excavation, which would take approximately six months, the haul trucks will be scheduled one to five minutes apart (see Section III B1b(1)). This will effectively block one lane of traffic on adjoining streets.

In addition, employees who park in the lot on the project site will have to park elsewhere. See Section III B3b(1).

Long-Term Impacts - The additional street width on Flower Street and Grand Avenue would be used to provide additional left-turn pockets as shown on Attachment 10, Sheets 2 and 3. This will facilitate traffic flow in the area, resulting in an improved Level of Service as compared with present conditions.¹

The only other vehicular circulation impact is the possible increase in traffic. If the construction of the Library causes an increase in patrons, there could be an associated increase in traffic. The Traffic Department advises that congestion and delay will continue on adjoining streets, and that additional traffic generated by the Library will have a cumulative impact upon the environment with respect to traffic circulation.²

¹Traffic (1978), p. 3.

²Traffic (1978), p. 6.

Street improvement construction would necessitate dedication of land from property which is included in the National Register of Historic Places. The proposed street improvements necessitate dedication of a 10-foot wide strip of land along the Grand Avenue and Flower Street frontage, and two 15-foot by 15-foot cut corners on 5th Street. If the construction of street improvements involves federal funding, a Section 4(f) Statement pursuant to the 1966 DOT Act, Section 4f (amended 1968) will be required.

Acquisition of land adjacent to National Register property is viewed as being potentially significant by the Federal Highway Administration pursuant to the National Historic Preservation Act, and the impact of the dedication upon the remaining property and its cultural resources must be assessed.

(c) Mitigation Measures

The adverse impacts caused during street construction will be minimized by requiring the contractor to comply with the project plans and specifications, the Standard Specifications for Public Works Construction, and applicable Federal, State and City regulations.

Traffic flow disruption could be minimized by restricting the contractor's hours of operation and the access points to the construction site.

There are no mitigation measures with respect to additional traffic generation of the proposed project as presently conceived.

The installation of street improvements concurrently with building construction would mitigate traffic impacts due to the proposed parking facility and expected increases in patronage.

(d) Unavoidable Adverse Impacts

Library building construction will generate unavoidable short-term impacts, inherent in construction activity, which will affect circulation in the project area.

Roadway widening also involves inherent short-term impacts. If street widening is concurrent with building construction, no adverse long-term impacts are anticipated.

If street widening is delayed or never constructed, adverse long-term impacts with respect to traffic circulation will continue and will be increased due to additional traffic generated by the new library facility. In addition, compliance with the objectives of the General Plan regarding street improvements would not be achieved.

(2) Pedestrian Circulation

(a) Environmental Setting

A pedway is a separated pedestrian route.

The General Plan for the downtown area of Los Angeles includes a Pedway Element to separate vehicular and pedestrian traffic by the construction of pedway structures over the streets.

Presently there are no pedways connecting the Library grounds to adjacent buildings. However, there are pedways in the vicinity and others in the Central Business District (see Attachment 11, Sheet 1).

(b) Significant Environmental Impacts

The construction of the Central Library includes provision for four pedways at the following locations (see Attachment 11, Sheets 2 through 5).

- o Over Flower Street south of 5th Street, to connect the Library to the ARCO Plaza, and the proposed "Central City Elevated Pedway" southerly thereof.
- o Over Grand Avenue south of 5th Street, to connect the Library to the Biltmore Hotel.
- o Over 5th Street approximately 300 feet west of Grand Avenue, to connect the Library to Upper 5th Street and to the future Bunker Hill redevelopment.
- o Over 5th Street east of Flower Street, to connect the Library to the proposed Downtown People Mover Station, to the block north of the Library, and to the Bunker Hill Pedway System.

The extent of pedway facilities to be constructed concurrently with library construction is unknown at present. It depends upon the availability and scheduling of financing from the City and adjoining property owners, and, in the case of the pedway across 5th Street east of Flower Street, the schedule for construction of the People Mover and/or

development of Parcel J-1. At a minimum, structural supports for future pedways would be included with the Library construction to eliminate the need for structural alteration at the time pedway bridges were installed.

The Library Department would prefer to have the pedways and their connections designed in such a way that pedestrians wishing through passage could walk through the landscaped areas around the outside of the building and not through the library (see Attachment 11, Sheet 1).

The design of the pedways will include provisions for the handicapped.

During construction there may be considerable impact on the traffic circulation, and considerable construction impact on the adjoining properties including the ARCO Towers and the Biltmore Hotel. The pedway at the ARCO Towers is planned to lead onto the open plaza in front whereas the pedway to the Biltmore Hotel will abut the side of the building and lead into the interior of the hotel. The impact on the ARCO Towers will not be as significant as the impact on the Biltmore Hotel.

The long-term impact of the pedways will be the separation of vehicles and pedestrians. This should decrease congestion and increase safety. Also, the pedways could alter the overall view of the Library and its old style architecture.

(c) Mitigation Measures

The design of the pedways will have to be approved by the Municipal Arts Commission. The adverse impacts caused during construction of the pedways will be minimized by requiring the contractor to comply with the project plans and specifications, the Standard Specifications for Public Works Construction, and applicable Federal, State and City regulations.

The installation of pedways concurrently with building construction would mitigate adverse impacts which would otherwise occur with respect to pedestrian access to the site.

(d) Unavoidable Adverse Impacts

Pedway construction involves inherent short-term impacts. If pedway installation is concurrent with building construction, no long-term impacts are anticipated.

If structural supports for future pedways are provided, then normal construction impacts would occur at the time bridges are installed. If no provisions are made for pedways, then structural modifications to the Library building would be required to accommodate them at a later date.

If pedways are not provided at the Library site, long-term adverse impacts would occur, involving lack of conformance to General Plan objectives regarding pedestrian facilities, increased hazards to pedestrians with continuation of vehicle-pedestrian conflicts, and possible decreases in library patronage if the facility is not easily accessible to pedestrians using the pedway system in the area.

4. Air

a. Insignificant Environmental Impacts

(1) Odor

No objectionable odors are anticipated during project construction or operation.

(2) Climate Alterations

There is not anticipated to be any alteration of air movement, moisture, temperature, or any other climatic element either locally or regionally.

b. Potentially Significant Environmental Impacts

(1) Air Quality

(a) Environmental Setting

The major sources of air pollution in the project region are motor vehicles and industrial facilities. Pollutant concentrations currently exceed criteria established by the National Ambient Air Quality Standards (NAAQS).¹

Petroleum-fueled vehicles emit three critical pollutants: carbon monoxide (CO), hydrocarbons (HC), and oxides of nitrogen (NOx).

¹Refer to more detailed air quality data provided by the South Coast Air Quality Management District in Appendix D, pages D-6 to D-9.

(b) Significant Environmental Impacts

To determine whether vehicular traffic on streets abutting the Library will adversely affect air quality, an evaluation was made. This utilized the City's computer program, which is based on the program used by the California Department of Transportation. The increase in automobile emissions due to traffic increases was computed based on the estimated traffic data provided by the City of Los Angeles Traffic Department (Sheets 1-4, Attachment 15). The results are shown on the Air Pollution Summary, Attachment 15. A separate Carbon Monoxide Analysis is also included. The results show a decrease in future pollutant emissions, both with and without the project.

The proposed street widening project, as described in Section III B3c(1), is consistent with the transportation control strategy developed for the South Coast Air Basin as an element of the State Implementation Plan, in that it promotes achievement of appropriate short and long-term goals in the following ways:

- (i) Improved air quality through a reduction in auto emissions.
- (ii) Additional traffic capacity is provided for multi-modal transportation systems such as high occupancy vehicles, car pools, and possibly bicycles.
- (iii) Traffic operations are upgraded by installation of traffic signals, signing, channelization, and left-turn lanes; these will provide for more efficient and uniform flow of traffic and subsequent reduction in motor vehicle emissions.

Increases in vehicular usage associated with the project will produce the major impact on air quality. Increases in emissions generated by other sources, such as space heating and cooling, water heating and added burden to utility boiler generation, are considered to be negligible.

(c) Mitigation Measures

The project, by itself, does not create significant adverse impacts on air quality. The project includes amenities such as road widening and the provision of additional parking spaces, which tend to improve traffic flow and thus reduce emissions in comparison to congested conditions. Thus, no mitigation measures are specifically incorporated into the project.

The implementation of mitigation measures to reduce adverse air quality now experienced in the region is the responsibility of other agencies and is not part of this project. These programs, such as mobile and stationary source controls, are expected to reduce adverse impacts. Goals for air quality are identified by the NAAQS; their achievement in the near future is speculative.

(d) Unavoidable Adverse Impacts

Pollutant levels in the project area currently exceed the NAAQS and constitute a significant impact on human health. The control programs cited above reduce, but do not eliminate, these emissions. The project has an insignificant effect upon the unavoidable adverse impacts in the region.

c. Significant Environmental Impacts

None.

5. Noise

a. Insignificant Environmental Impacts

(1) Stationary Noise

The proposed project includes the installation of mechanical equipment and fixtures which facilitate library operations but may generate noise. Such noise is not viewed as significant, and the beneficial effects of such equipment are felt to outweigh any adverse effects from noise. Furthermore, such equipment can often be placed in locations to minimize distractions to library patrons.

(2) Construction Noise

Short-term noise impacts will occur during construction, and are inherent in the type of construction activities involved. These impacts can be minimized by contractor compliance with the project plans and specifications and applicable Federal, State and City regulations.

Construction noise will affect properties in the area which are used for residential purposes.

b. Potentially Significant Environmental Impacts

(1) Highway Noise

(a) Environmental Setting

Existing noise level readings taken at the proposed property line on 5th Street reveal that the highest L_{10} noise level at that location is presently 72 dBA. This measured value is considered to be typical for the existing noise levels within the project limits.

(b) Significant Environmental Impacts

The post-construction (1982) and design year (2002) noise levels at the same location were predicted by using the nomograph method found in the Federal Highway Administration's Report No. DOT-TSC-FHWA-72-1 Manual for Highway Noise Prediction. The existing and predicted noise levels are shown on the chart below.

EXISTING AND PREDICTED L_{10} NOISE LEVELS
AT THE PROPOSED PROPERTY LINES

	1977	1982 without project	1982 with project	2002 without project	2002 with project
5th Street	72 dBA	72 dBA	72 dBA	72 dBA	72 dBA
Flower Street	72 dBA	72 dBA	73 dBA	73 dBA	74 dBA
Grand Avenue	72 dBA	72 dBA	73 dBA	73 dBA	74 dBA

The above noise levels exceed 70 dBA which is the Federal Highway Administration's design noise level for land use category B, the applicable category for the project.

However, the noise levels will increase only 1 dBA due to this project. An increase in L_{10} of 3 dBA is barely perceptible to the human ear, thus the 1 dBA increase due to this project is not significant.

To determine the existing and future effect of the traffic on the interior noise levels of the Library, the L_{10} noise levels were predicted for the worst case condition. This occurs in the reading rooms along 5th Street and is where the street is closest to library rooms with windows. The L_{10} noise level was determined by predicting the L_{10} noise level at the exterior wall outside the reading rooms. Then the noise reduction factors due to building construction were applied to the exterior L_{10} levels to compute the interior L_{10} levels. The noise reduction factor for the Library is 10 dBA for the open window condition and 25 dBA for the closed window condition.

The L_{10} noise level at the exterior wall of the Library along 5th Street is 70 dBA.

Applying the reduction factors to get the interior L_{10} level, we get a predicted existing L_{10} level of 60 dBA for the open window condition and 45 dBA for the closed window condition.

The actual measured interior L_{10} levels were 64 dBA for the open window situation and 53 dBA for the closed window situation (see chart below).

L_{10} NOISE LEVELS INSIDE THE EXTERIOR WALLS OF THE LIBRARY ALONG 5TH STREET

	L_{10} Prediction From Traffic Data	Actual Measured L_{10}
Open Windows	60 dBA	64 dBA
Closed Windows	45 dBA	53 dBA

The predicted interior L_{10} noise levels from traffic sources are lower than the levels actually measured. Thus it can be seen that the noise associated with and generated by the Library and its patrons is the most significant part of the interior noise level. The Library's dominant noise effect is greater with the windows closed than with the windows open. Upon the completion of the project the Library will have air conditioning and the windows will be closed.

The existing L₁₀ noise level inside the reading rooms along 5th Street with the windows closed is 53 dBA. These reading rooms are representative of the existing library. Since the majority of the noise inside the library is from the library itself and its patrons, the noise in the new library will also be from the library and its patrons.

Much of the noise in the existing library is due to the uncarpeted floor. The new library will have carpeting which will absorb some noise. The L₁₀ level in the new library can reasonably be expected to be lower than the existing L₁₀ of 53 dBA.

This noise level does not exceed 55 dBA which is the design noise level for activity category E, the applicable category for the interior of a library.

In addition to highway traffic, the proposed Downtown People Mover System may also generate additional noise.

(c) Mitigation Measures

The interior noise levels will be lessened with the installation of carpets.

Due to the installation of air conditioning, the windows in the Library will remain closed, thus minimizing most of the effect of the traffic noise on the interior noise levels.

The use of acoustical ceilings, where such would not obscure existing decorative ceilings, could also reduce interior noise levels.

(d) Unavoidable Adverse Impacts

Both existing and future exterior noise levels in the project area exceed design noise standards and are unavoidable. Implementation of the project will not significantly affect these exterior noise levels.

c. Significant Environmental Impacts

None.

6. Service Systems

a. General Discussion and Insignificant Environmental Impacts

(1) Introduction

This section of the report deals with the effect of the proposed project upon public utilities, amplifying information in the Initial Study.

Utility usage is influenced by the building characteristics and by patronage. Refer to Sections I C and III B3a(1), respectively, for background information on these topics.

(2) Electrical Supply, Natural Gas and Water

Existing and future usage for the above utilities are as follows:¹

	<u>Present Usage</u>	<u>Future Requirements</u>
Electricity	175,000 kilowatt hrs./ month	850,000 kilowatt hrs./month
Natural Gas	5,000 cubic feet/ hour (peak load)	8,500 cubic feet/ hour (peak load)
Water	165 gallons per minute (peak load)	300 gallons per minute (peak load)

The proposed project, by itself, should not have an effect upon or require an expansion of existing distribution systems. Though increased usage of the above services will occur, the capacity of existing services is adequate. The cumulative impact, however, of increases in utility usage by this and other projects in the region, necessitates expansion of facilities.

¹Source: M.S. Levin, Director
Bureau of Public Buildings, September 27, 1977.

(3) Sanitary Sewers

Existing and future requirements are as follows:¹

	<u>Present Usage</u>	<u>Future Requirements</u>
Wastewater	550 fixture units	933 fixture units

There is an existing 10-inch sewer in 5th Street that discharges into an existing 20-inch sewer in Flower Street. These sewers have adequate capacity to handle the anticipated increase in the sewage discharge from the Library due to renovation and expansion.²

Sewage is treated at the Hyperion Treatment Plant, operated by the City of Los Angeles. This facility does not comply with all applicable requirements regarding the treatment of wastewater and disposal of sludge. The sludge disposal method is anticipated to be changed in the future from disposal at sea to disposal in landfills (see Subsection (4) below). Increases in sewage generation from the proposed project therefore incrementally affect the Hyperion Plant, and in combination with increases from other projects in the region, will cumulatively aggravate problems at this plant.

(4) Solid Waste

Expansion of the Central Library facility and the anticipated increase in patronage and usage will generate more solid waste materials. This is not considered significant since existing pick-up and disposal methods will require no modification to meet the anticipated increase in demand.

Solid waste is disposed at various landfills operated by the City of Los Angeles, the County Sanitation Districts, and others. There are siting, capacity, and operation problems associated with some landfills. The proposed project will incrementally increase the generation of solid waste, including sewage sludge. It will therefore have a cumulative effect, with other sources of solid waste in the region, on landfill problems.

¹Source: M.S. Levin, Director
Bureau of Public Buildings, September 27, 1977.

²Source: C.S. Todd, Division Engineer, Wastewater Systems
Engineering Division, Bureau of Engineering,
August 31, 1977.

(5) Surface Water Runoff

Implementation of the project will necessitate the removal of all of the natural ground cover surrounding the existing building. This action will have an effect on storm water runoff in that the absorption rate will diminish and the amount of runoff will increase. However, existing storm drains and appurtenant structures that serve the Library site have capacity to accommodate the anticipated increase of storm water flow.

(6) Communications

Communication services are provided by the Pacific Telephone and Telegraph Company and the City's Department of Public Utilities and Transportation. The proposed project involves upgrading communication services within the existing facility, and providing new service in the expansion. No environmental impact is anticipated.

A constituent element of the Central Library proposal is the installation of a new communications network to be used as an adjunct to the existing telephonic system linking the Central Library and all branches. This new system is conceived as a visual communications network, and will use existing transmission methods.³ No environmental impact is foreseen.

b. Potentially Significant Environmental Impacts

None.

c. Significant Environmental Impacts

None.

³CLA (1976a), p. 26ff; CLA (1977a), p. 25.

7. Public Facilities

a. General Discussion and Insignificant Environmental Impacts

(1) Introduction

This section discusses the effect of the proposed project upon government services.

The government service most significantly affected is the Library Department of the City of Los Angeles. To facilitate a detailed evaluation of impacts on library operations in Section III B7c(1), some background material on the organization of the Library Department, the Central Library functions and services, and library building design is presented in Section III B7a, Subsections (2)-(4) below.

Other public facilities are affected to a lesser degree. Police and fire services are discussed in Section III B7b, Subsections (1)-(2). Insignificant impacts regarding recreation and health facilities and library building and grounds maintenance are discussed in Section III B7a, Subsections (5)-(7).

(2) Overview of the Los Angeles Public Library System

The Los Angeles Public Library system provides services from four types of libraries - Community Branches, Bookmobiles, Regional Branches and the Central Library. Community Branches and Bookmobiles provide primarily circulation functions within their particular communities. They can, through inter-library loan services, obtain materials of greater depth in a particular area of interest than usually available at local level. The seven Regional Branches provide materials of greater depth in fields of interest and also house administrative offices for the geographical area in which they are located. The Central Library functions as the main research and information center for the system.

(3) Overview of the Central Library

The Central Library collections contain well over two million books, bound periodicals, microforms, pamphlets and audio-visual materials. Since not all of these types of holdings are individually catalogued, an exact count is difficult to obtain. Material is being added to these collections constantly. These collections back up the resources of the remaining three types of libraries through an active inter-library loan system.

The Central Library is one of the nation's largest public library facilities and is, by far, the largest public institution of its kind west of the Mississippi. Because of its unique position in Southern California, it has been designated as a National Resource Center by the federal government. As a result, the Library has assumed certain library services for the entire Southern California area. Such programs are federally funded. The California Library Services Act will, in the future, impose similar obligations from the State point of view and will provide additional State funding.

Nearly all of the titles of the system are represented in the Central Library. Additionally, it is the administrative center for the library system, though some of these administrative functions are scheduled for relocation to the City Hall complex in the near future (see Section I C1c).

In addition to these general obligations and responsibilities, the Central Library provides specific services and functions. The mission and programs of the Central Library are summarized as follows:

o Regional Information Center

The Central Library of the Los Angeles Public Library System forms a major focus for the informational and cultural needs of Los Angeles. The Library brings together a wide range of services and materials, in considerable depth, to meet the multi-level needs of the divergent communities which make up Los Angeles. The Library serves as an unbiased, non-partisan, center of information for people of all backgrounds

and age groups. The Library staff makes these resources easily accessible to the public assisting both persons who visit in person and those who inquire by mail or telephone.

As indicated above, the Library serves as a National Resource Center for the Southern California area. It is also headquarters for both the Southern California Answering Network, an extended reference and information service serving Southern California, and the Southern California Inter-Library Loan consortium, a loan system tying together the resources of numerous public and academic libraries. The Central Library is the major source for public access to government publications in Los Angeles.

o City-Wide Community Information Center

The Library staff works with agencies, groups and organizations whose purposes are related in some way with library objectives. The Library also serves as a resource for individuals needing referral to local agencies serving governmental, social and economic needs.

o Special Collections

The Library houses, among its varied collections, collections of major significance in local and Western history, California literature, and data pertaining to Southern California business and technology.

These collections supplement and provide back-up information to those smaller specialized libraries that many firms have established for their own use as well as the public. In addition, the Library provides extensive language collections for the City's many polylingual residents.

- o Administrative Services

The Central Library is the nucleus of the Los Angeles Public Library System. It serves as a resource for branch libraries throughout the City, and performs administrative services for the branches. The functions of various City agencies are supported by the Central Library and its Municipal Reference libraries.

- o Downtown Community Library

The Central Library is the only community library for the downtown area, fulfilling the needs not only of local residents but also the thousands of employees of downtown firms. In addition, the building and grounds serve as a type of recreation facility for some people, including some elderly and/or low income persons, similar to the functions of a community center.

- o Acquisition and Storage of Materials

The Central Library's program of acquisitions include cooperation and communication with other libraries.

The Central Library usually does not acquire materials which duplicate those in unique collections publicly available in the Los Angeles area. Esoteric research publications and original manuscripts generally are not within its purview.

The Library pursues an ongoing program to physically preserve and safeguard its materials, through effective storage and security measures.

(4) Library Building Design

(a) Introduction

The City Librarian and Central Library Director have identified typical problems inherent in large public libraries such as the Central Library in an October, 1974 report, "Functional Concept for a Proposed New Central Library".¹ The document discusses building design concepts to minimize or eliminate these typical problems.

This document analyzed the various problems arising with the existing Central Library, both those of the public and those observed to interfere with the efficiency and effectiveness of operations of the Library.

Problems affecting the public included the lack of adequate safe and inexpensive parking for automobiles in the Library area, including the very real security problems in getting from the building to the parking area after dark. Lack of public access to materials because of the closed stacks; confusion of users of the Library because of the maze of rooms; and public safety both within and without the buildings were also considered.

The problems concerned with efficiency and effectiveness of operations in the Library included security of materials, maintenance of reading environment and discipline, unnecessary duplication of information, transportation of materials, and the inflexibility of the present building. Inadequate and obsolete mechanical, electrical, transportation and communications equipment were also considered.

¹Library (1974).

The report recommended, based on present day library practice, that a new multi-story library building be constructed utilizing an open-space concept, which would provide flexibility, security, and open stacks to permit maximum accessibility to the general public. Parking, both for staff and the public, would be provided either on the first floor or under the building. Floor areas could be as large as 160,000 square feet per floor. An auditorium would also be provided in the building.

Other studies ^{2,3,4} have analyzed specific site and building design requirements. These are described in Section I Cla.

There are several other cities in the United States which have faced the problem of an antiquated and overcrowded Central Library and which have had to arrive at feasible solutions to the problem. The cities of Detroit, Boston, Houston, and Chicago, in particular, have faced problems analogous to those of Los Angeles and, apparently, have solved them in a reasonably successful manner. As well, New York's solution is made possible due to some unique facets of its library system. Library building design in these cities is described in the following subsections.

²Library (1966).

³CLA (1976a).

⁴CLA (1977a).

(b) Detroit

Detroit faced its problems the earliest of the four cities to be discussed. Their Central Library contained 180,000 square feet of floor area. It was built in 1921 and was the work of Cass Gilbert, a distinguished architect of late nineteenth and early twentieth centuries. By the late 1950's, the Central Library had completely outgrown its space. Because the building was representative of a distinctive style of architecture, the community desired to preserve as much of the structure as possible, which fortunately was located on a large property owned by the City.

The solution was reached by the construction of two large wings, symmetrically placed on each side of the old building but stepped forward from it. A connecting section was built tying the two wings and the old building together, obliterating one facade. These two wings, four stories high, of which two are below ground, bring the total floor area to 420,000 square feet.

At the same time, the old building was renovated by installation of air conditioning, carpeting in many areas and some reconstruction. This was eased by the fact that Detroit did not have an interior core of small open-floor stacks. The building and its extensions were completed in 1963.

The total structure has a designed capacity of 425,000 volumes in open stack areas, and of 2,195,000 volumes in closed stacks for a total capacity of 2,620,000 volumes. Some 83.7 percent of these are in closed stacks.

Because the buildings were completed and modernized fifteen years ago, some of the specialized areas and equipment needed to utilize the most recent developments of library science, such as the extended use of microforms and of new systems of communications, were not included in the design to the extent that would be the case today. However, there appears to be sufficient room to house such facilities as they become needed.

Up-to-date design would probably call for a greater proportion of material to be housed in open stacks, accessible to the public. However, Detroit's Central Library is regarded as a very successful renovation/expansion plan for a facility in a large city.

It should be noted that the library is not designed primarily for the non-specialized general reader though service to those readers is of course available in the building. Rather, it is a completely departmentalized reference-research library with large collections oriented for use by industry, scholars and lay persons with specialized interests.

(c) Boston

The Central Library in Boston was designed by McKim, Mead and White, a distinguished architectural firm of the late 19th century. The building is a landmark, on the National Register of Historic Places, and it was desired to preserve it.

The solution was to build a completely new structure next to it, modern in design, yet harmonizing with its surroundings. The facade where the old and the new buildings join is completely obliterated. This program was completed in 1973.

The interior of the old building was extensively modernized, but the library is already planning additional remodeling.

The combined facility has a design capacity of over four million volumes of which about one million can be housed in the old portion. It contains a total of 550,000 square feet, more than half of which is in the new building.

Library operations were reorganized in such a way as to retain research and reference facilities in the old portion. Certain stack areas in the new portion are for materials belonging to the research library.

This arrangement, divorcing research/reference materials from circulating materials, has been criticized by some library planners, and seems to have caused some inconvenience to the public as well as the staff. However, because all materials are housed in what is essentially one building, this problem appears to be manageable.

(d) Houston

This library, long constricted in a small, elderly building with 62,000 square feet of floor space, solved its problem by construction of an entirely new facility in 1976.

The new structure contains 333,000 square feet. The buildings, with its eight levels, two below ground, containing a parking garage and a public concourse, faces the old building in a plaza formed by acquiring the adjacent block and closing off the street between them.

The new building is open, flexible and functional with very accessible open stacks for most of its materials. The building is designed to house two million volumes, but Houston's holdings are currently well below this figure.

The old building is being extensively renovated. When this is complete, it will house a large auditorium, archival materials, the Texas and local history department, and other special collections.

Since the new building has opened a strongly increased public use of the library has been recorded, up at least 30 percent in less than one year. However, the Houston staff feels that an entirely new integrated building rather than the use of the two buildings would be more efficient.

(e) Chicago

Chicago is still in the process of implementing its solution for an antiquated and outmoded Central Library. The old Central Library building, completed in 1897, is a historical landmark on the National Register, and is the second oldest building on Michigan Avenue. It has now been refurbished into the "Chicago Public Library Cultural Center" and was rededicated on October 17, 1977.

The refurbished building is a facility combining a museum, performing arts and cultural activities with a remnant of library services. The latter are principally the Fine Arts Collection, a popular library of newer and more popular circulating materials, childrens services, special collections and audio visual services.

Extensive reconstruction and restoration of the old building was necessary, including air conditioning and the replacement of electrical and mechanical systems. A five-story public facilities core was added, significantly altering one of the facades.

The interior of the building, its most notable feature, was restored to its original condition wherever possible. Changes include the removal of a number of partitions, creation of new rooms from former stack areas, and the rebuilding of the former auditorium into a 295 seat modern theater. In spite of these changes there seems to be a general consensus that the character of the building has been preserved.

The major portion of the library's collections and services was removed to rented quarters, occupying three floors, totalling 190,000 square feet, in a former warehouse four blocks from the old building. Minor modifications were made in the building to accommodate this temporary Central Library.

Like many older Eastern cities which are built on river and lake fronts with railroad tracks following the shoreline, Chicago has a number of structures in its downtown which were constructed essentially as warehouses and thus built with sufficient floor load capacity for library use. Chicago was fortunately

able to find one of these which was suitable for its temporary location. Unfortunately these conditions do not exist in Los Angeles.

The temporary Central Library holds roughly one million volumes. About 600,000 remain in the old building.

This solution is considered to be a stop-gap measure. A completely new building to house the Central Library is now in the planning stages. Where this structure is complete, some of the library services now in the old building will be transferred to the new building.

The library staff feels the present situation is tolerable, particularly if only for a limited time. They admit that splitting collections and services poses great operational problems and has often been a great handicap to the public.

The system has succeeded to the extent that it has mainly because the rented quarters actually house nearly all of the Central Library services, with only minor functions or those which do not impact on reference or informational services remaining in the old quarters. A major exception to this is the Fine Arts collection, the splitting of which from the Central Library causes great difficulties.

(f) New York

New York's library situation is unique in the United States. The Main or Research Library branch, guarded by the legendary stone lions at 42nd Street and Fifth Avenue, has, from its beginnings, been privately financed. Proceeds from the Astor, Lenox and Tilden foundations have been the mainstay of its support along with other significant private gifts. Only recently there has been some City funding. The branch library system, however, is entirely publicly financed.

The Research Library, because of its early foundation and unprecedented support, has become one of the world's greatest libraries with some eight million volumes, including outstanding special collections. It suffers from serious overcrowding which has to be relieved through remote storage facilities, as also has been used in Los Angeles, with consequent slowing of service to the public. In addition, the great performing arts collection is now housed in an especially constructed library at the Lincoln Center.

The Research Library has always been a reference library with very little circulation material. It does not serve as a back up to the extensive branch system except in the sense that if a book cannot be located in the branch system it can be consulted at the Research Library but only in the building.

This split between the main library and the branch system has led to a great number of service problems. In 1970, a solution to these was attempted by the establishment of the Mid-Manhattan Library designed essentially as a Central Library for the branch system.

This facility is housed on several floors of a former department store on 40th Street. It occupies 75,000 square feet and has a capacity of 700,000 volumes. It holds considerable reference material duplicating many periodical titles and back filed held at the Research Library, but its main function is the circulation of books. In effect, it is not a central library but a super branch library.

This development is feasible for New York, because of the unique situation of the Main Library separated operationally and financially from the rest of the system and not as responsive to many community needs, both legally and by design, as are the Central Libraries of other cities.

Because of the cost of duplication of both materials and staff that would ordinarily be involved, this type of development has not been considered feasible in other jurisdictions.

(5) Recreation Facilities

The project has no effect upon any recreational facilities such as parks or playgrounds; the nearest one is Pershing Square, located two blocks east of the Library. Other open space locations within the project area include MacArthur Park, Echo Park and Lake, Olvera Street, Elysian Park and the Convention Center. However, the existing library building and grounds serve as a type of recreation facility for some persons - refer to Section III B7a(3).

(6) Health Facilities

The nearest health facility with emergency facilities is Queen of Angeles Hospital, 2301 Bellevue Avenue.

(7) Building and Grounds Maintenance

The existing building is maintained by Bureau of Public Buildings personnel; the grounds are maintained by the Department of Recreation and Parks. Completion of the proposed project will necessitate increases or decreases in staff requirements for various maintenance functions; overall maintenance costs are expected to increase due to provision of a larger building.¹

¹Engr. (1978a).

b. Potentially Significant Environmental Impacts

(1) Police and Security Services

(a) Environmental Setting

Police services such as patrol and traffic control at the site originate at the Central Facilities Building, 251 East 6th Street. Two officers on foot currently patrol the Central Library district. The most intensive crime problems in the downtown area are automobile thefts and thefts from automobiles in parking lots.¹

The Library Department provides on-site security personnel. The present security force consists of one Senior Security Officer and 10 Security Officers. Three officers are assigned to shifts to protect the building when the Library is closed to the public. Seven officers work on shifts during operating hours; some are stationed at building entrances and others patrol the building.

The Central Library area is frequented by a variety of "undesirable persons", the presence of whom acts as a deterrent to users of the library.

(b) Significant Environmental Impacts

Construction Impacts - During construction there will be traffic disruptions on the streets surrounding the site that may require the deployment of additional police personnel in a control capacity. On-site security services will be required to protect construction materials and work in progress.

Long-Term Impacts - It is anticipated that problems with "undesirable persons" will continue in the new facilities. Although the proposed project involves some amenities to deter crime, certain other aspects, such as location, building size, subterranean parking and patronage, will cause an increase in police and security problems. The net impact is that increases in personnel will be required to maintain a reasonable degree of security at the site.

¹Source: Edward M. Davis, Chief of Police, November 10, 1977.

The Police Department indicates that an additional two-man footbeat team and traffic control officer may be required.¹

On-site security services will be required for the buildings, grounds and parking areas. Approximately four or five additional officers will be required for the expanded facilities, consisting of at least one and possibly two for night duty, and one officer for the parking area.²

(c) Mitigation Measures

Construction specifications should include procedures to minimize the need for police services. For example, specifications regarding access by heavy equipment and equipment storage could be provided to minimize disruption to traffic flow.³

The project design could include appropriate features to help deter public safety problems. For example, the Police Department advises that a two-foot height limit for hedges and shrubs would eliminate their use as places of concealment. The limitation of large grassy areas and rest benches will greatly decrease the number of undesirable persons who would otherwise loiter in the area.⁴ However, such design features may inhibit the multiple use of the site (Objective O2-5; see Section VI F) by persons who do not pose security problems. Open space areas will be designed for maximum visibility with appropriate lighting so as not to pose security problems.

It is anticipated that the design of the Library and parking area will include certain amenities to deter crimes. The open-plan interior library design serves as a crime deterrent by minimizing hidden and sheltered areas. In addition, a television surveillance system is planned to provide additional security in the Library and parking area.

(d) Unavoidable Adverse Impact

Public safety problems will continue to occur with the implementation of the proposed project and personnel requirements for police and security services are expected to increase.

¹Source: Edward M. Davis, Chief of Police, November 10, 1977.

²Library (1977g),

³Source: Edward M. Davis, Chief of Police, November 15, 1977.

⁴Ibid.

(2) Fire Protection

(a) Environmental Setting

The Fire Department has fire stations at the following locations for initial response to the Library:¹

- o Fire Station 3, 217 South Hill Street
- o Fire Station 9, 430 East 7th Street
- o Fire Station 10, 1335 South Olive Street

Station 3 is scheduled to be relocated to 108 North Fremont Avenue by 1980.

The existing Library building contains numerous fire safety hazards.

(b) Significant Environmental Impacts

The proposed renovation includes elements to upgrade the original building to current fire safety standards. Fire hazards that are inherent and existent within the present building should therefore be lessened through provision of a structure that meets modern codes and safety requirements.

It is not anticipated that the proposed project itself would necessitate the addition of new fire protection services. However, the combination of the Library renovation and redevelopment of the Central Business District may result in the need for the following:

- o Increased staffing for existing facilities
- o Additional fire protection facilities
- o Relocation of present fire protection facilities.

Communication with the planning section of the Fire Department indicates that impacts relative to fire protection are impossible to accurately predict without specific details regarding building construction, height, size, exposure distance, water supply, and supplemental fire protection facilities.¹

¹Source: Donald F. Anthony, Battalion Chief, Planning Section, Fire Department, September 13, 1977.

(c) Mitigation Measures

Specific mitigation measures will be developed based upon completed project plans. Some general comments regarding mitigation of potential fire impacts are as follows:²

- o The construction contract specifications will mandate the contractor to continually coordinate his activities with the Fire Department.
- o Prior to beginning any work at the site the contractor will be required to submit the following for Fire Department review and approval:
 1. Overall construction schedule.
 2. Staging plan including the proposal and schedule of operations for each stage of construction.
 3. Proposal for protective separation of all construction from operational library areas during each stage and protection of library materials.
 4. Proposal for any required demolition including schedules of operations.
- o Access for fire apparatus and fire personnel to all structures will be required. Fire lanes must be designed to accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed. These fire lanes shall not be less than 28 feet in width. Additional vehicular access may be required by the Fire Department where buildings exceed 150 linear feet in length or width, where access to other buildings is restricted, or buildings or portions of buildings are more than 35 feet in height.
- o Adequate public and private fire hydrants will be required. Their determination will be made after review of the plot plan.

²Source: Donald F. Anthony, Battalion Chief, Planning Section, Fire Department, September 13, 1977.

- o Supplemental fire protection equipment may be required in compliance with City requirements.
- o The proposed project is located within the boundaries of Fire District 1, and City requirements pertaining to the District will be enforced.

(d) Unavoidable Adverse Impact

None.

c. Significant Environmental Impacts

(1) Library Operations

(a) Environmental Setting

Refer to Sections III B7a(2)-(4) for background material on the organization of the Library Department, the Central Library function and services and library building design.

The Central Library and grounds were constructed in 1926 and occupy that area of the Central Business District bounded on the west by Flower Street, 5th Street to the north, and Grand Avenue to the east. Immediately to the south of the property area are the buildings of the Mayflower Hotel, Biola Hotel, and California Club. The configuration of the Library site and buildings are shown on Attachment No. 5.

There are many conditions that presently exist in the Central Library that preclude adequate services for existing and potential patrons. The most notable of these conditions are:

- o Capacity - The existing building lacks space to adequately house the present library materials and collections and has a total inability to provide for normal growth and expansion. The building was designed to house a million volumes, and now has over two million items.
- o Hazards - The building presents extreme fire and safety hazards. The construction of the stack area is such that they form fire flues extending from the basement to the third floor. These flues are an ever-present danger to both the physical collection of books and the staff workers who work in these areas. Should a fire ever start within the stack areas, the whole building could rapidly become a catastrophic blaze, engulfing not only the book collection but also taking life. The general public is presently excluded from these areas because of this extreme hazard. As well, the open stair wells and

inadequate exit points combine to make the public areas hazardous. The building is inadequately protected to withstand earthquakes. It does not meet current building codes.

- o Physical Plant - The building has an antiquated physical plant in terms of electrical, mechanical and transportation facilities and equipment, and a lack of environmental control systems which is resulting in the destruction and deterioration of the irreplaceable collection.

In particular the lack of adequate ventilation and air conditioning systems could be very hazardous to staff members who must work in airless and overheated areas.

- o Access - There is limited public access due to lack of adequate inexpensive parking facilities and problems associated with the placement of entrances and exits to the buildings. Of the present entrances, all require the climbing of steps. No ramps are available for use by the handicapped, and persons in wheelchairs must be physically lifted into the building by security personnel.

Completion of the renovation/expansion program of the proposed project would solve these problems. In addition it would provide a far safer, healthier and more accessible environment both for the library staff as well as the general public.

(b) Significant Environmental Impacts

(i) Introduction

Environmental impacts involved in the implementation of the expansion/renovation program that are considered in this section are those that directly affect the operation of the Library itself. Certain other environmental impacts indirectly affect these operations; they are considered and evaluated in the following sections of the report:

<u>Category</u>	<u>Section No.</u>
1. Street Dedication	III B3c(1)
2. Employee Parking	III B3b(1)
3. Pedways	III B3c(2)
4. Air Quality	III B4b(1)
5. Noise	III B5b(1)

(ii) Construction Impacts

The Library operations that will be adversely affected during the construction phase of the project are as follows:

- o It will be necessary to relocate the Art and Music Department, the Children's Room and Genealogy Room. These functions are presently located in the east wing to be demolished by the proposed project.
- o There will be interruptions in the operation of those library units not housed in the east wing.
- o There will be increased hazards to the safety of the public, staff, and library materials.
- o There will be impaired access for delivery vehicles and there may be access disruptions to library patrons.
- o Health hazards to the public and staff may arise.

There will be no beneficial short-term impacts upon the operation of the Library.

(iii) Long-term Impacts

The proposed project will have significant impacts, both beneficial and adverse, upon the operations of the Library Department.

Beneficial Impacts - The proposed project will provide increases in floor space, shelf space and parking as follows:¹

	<u>Existing Building</u>	<u>Proposed Project</u>
Floor space	162,000 NSF	295,000 NSF (also 55,000 NSF offsite)
Shelf space	1,300,000 volumes	2,415,000 volumes
Parking	163 spaces	600 spaces

One design objective is "To locate the new expansion for maximum efficiency and functional operation". The result is "Large expansion wings extending outward from the lower level and the first floor existing cores will provide large open floors for a flexible open-stack collection that is accessible to the user. No longer will each department be contained and restrained in a single inflexible room."²

The proposed project also eliminates existing hazards and deficiencies in the existing building which adversely affect operations.

¹CLA (1977a), p. 1,2.
²CLA (1977a), p. 7.

Adverse Impacts - It is recognized that the proposed project compromises certain ideal conditions, as described in Section III B7a(4), due to cost considerations. These compromises include (1) removal of certain services from the present site, (2) less flexibility in interior space planning with a renovated building, (3) provision of the bare minimum floor space and (4) difficulty in future expandability. These are evaluated in detail below.

Support Services - The relocation of certain support services from the site of the Central Library was recommended as an element of the proposed project concept, and the revised on-site space criteria (295,000 NSF) are predicated on this. "The CLA plan suggests relocating administrative and technical services in 55,000 square feet of space located in City Hall East and Anderson Streetbuildings."³ The original CLA study indicates that the matter of support service relocation should be evaluated during the six-month programming period.⁴ The Blue Ribbon Committee evaluated support services and made the following recommendations:⁵

"Support services are identified as those non-public activities, handled on a central basis, which sustain a library system. They include Administration, Technical Services and Business Management functions. The Blue Ribbon Committee recommends against transferring these activities in their entirety to a separate facility. The result would prove costly and inefficient. Rather, the Committee recommends that adequate quarters be provided in the new Central Library for Administration, acquisition, cataloging, photocopying and business management functions, with the exception of shipping, receiving, storage of supplies and maintenance of books-in-processing inventory."

CLA (1977a), p. 2.
CLA (1976a), p. 14.
BRC (1976b), p. 20.

Cost savings in new library space which would appear to be achieved by relocating support services are illusory, in that the cost of providing and maintaining such space would simply be transferred from the budget for the Central Library to the budgets which provide for the off-site facilities.

Interior Flexibility - A completely new building provides a greater degree of flexibility in interior space design than a renovated building. The Library Department reported, with regard to major expansion at the present site, that "the configuration of the present building, however, would unavoidably dictate many of the enlarged building's features. The tower and rotunda, and the arrangements of columns and entrances especially, would place serious limitations on building design".⁶ The Blue Ribbon Committee noted, with respect to expansion of the existing facility, that "...the end result would be a compromised effort which would be less efficient and functional, or as expressed by Ulveling and Morhardt⁷, 'we believe that an entirely new building of functional design on the present site would yield a far higher return in service and satisfaction to all, and would provide a more economical building to operate year in and year out than could possibly be developed by renovating and enlarging the present structure.'"⁸

Space - The proposed project represents a reduction in space from the original criteria of 410,000 NSF which would be adequate until the year 2000.⁹ The 295,000 NSF on-site and 55,000 NSF off site represents the absolute minimum acceptable to the Library Department. The revised space criteria would likewise be inadequate before 2000 and additional space saving techniques would need to be employed.¹⁰

⁶Library (1966), p. 32.

⁷Nationally known library planning consultants. Quoted from Library (1966), p. viii.

⁸BRC (1976b), p. 14.

⁹CLA (1976a), p. 4.

¹⁰Library (1977e).

Expandability - CLA has indicated that if a larger amount of space was desired, a total of 76,000 NSF of additional space could be provided by extending the proposed east and west wings at the first floor level to occupy the area planned for open space.¹¹ Such an expansion would result in virtually the entire site being occupied by a building, one or two stories high at the sidewalk; this would further alter the view of the original structure and decrease the amount of open space at street level.

The Library Department indicates that the 295,000 NSF on-site facility would be the absolute minimum adequate for future needs.¹² However, should future needs change, or funds become available for a larger facility, expandability would be difficult. This issue has been raised by Dr. Donald Davidson (see Exhibit VI F3) who suggested that an objective of expandability be considered in library planning.

¹¹CLA (1977b)
¹²Library (1977e)

(c) Mitigation Measures

(i) Mitigation Measures Included in the Proposed Project

At this time, specific mitigation measures relative to the foregoing construction impacts have not been proposed. Such measures will be developed during project planning and design and included in the construction specifications. However, general mitigation procedures are outlined below:

- o Temporary rented quarters, if available in the area, for the Art and Music Department and possibly either the Children's or Genealogy Room will allow these units to continue functioning during the construction period. It is planned that either the Children's or Genealogy Room will use space presently allocated for administrative office use on the third floor.
- o Library units not housed in the east wing will continue service at their present locations until new wings are completed. These services will then move to the new wings while renovation is completed in the existing structure.
- o Construction contract specifications will call for all feasible measures to be taken by the contractor to protect the public, library staff and library contents from all construction hazards, and to isolate dust, noise and water from operational library areas.
- o The building contractor will be required to maintain access to the building at all times.
- o Construction contract specifications will require the contractor to conduct his activities in such a manner so as to minimize or eliminate all possible health hazards.

The proposed project does not include at present any features to mitigate adverse long-term impacts identified. Some issues may be further evaluated during the six-month programming phase.

(ii) Mitigation Measures not Included in the Proposed Project.

Alternative concepts have been suggested which would mitigate some of all of the adverse long-term impacts identified. These are summarized as follows:

<u>Impact</u>	<u>Method of Mitigation</u>
o Support service relocation	o Provide space at the site of the Central Library.
o Interior flexibility	o Provide completely new building.
o Space	o Provide building larger than the revised criteria.
o Expandability	o Design Central Library structure to facilitate upward or sideways expansion if needed in the future.

Alternatives which would permit mitigation of some or all of these impacts are addressed in Section VI.

(d) Unavoidable Adverse Impacts

Those impacts set forth in Section III B7c(1)(b) above will be unavoidable if the project proposal is implemented. These involve disruption of library operations and public access during construction, and lack of all ideal library design criteria for long-term operations.

8. Paleontological, Archaeological and Historical

a. General Discussion and Insignificant Environmental Impacts

(1) History of Library Site

The Central Library site is first defined on Lieutenant E.O.C. Ord's map of 1849 known as "Plan de la Ciudad de Los Angeles", "Ord's Survey", or "Official Map No. 1". It is delineated as a steep spur forming the southerly end of the ridge now known as Bunker Hill. This spur, at the base of which ran one of the main travelled roads to the west, was sufficiently rugged that Ord did not extend 5th Street west of Olive Street nor Hope Street or Charity Street (now Grand Avenue) north of 6th Street. The area between the prolongation of 5th Street (produced) and 6th Street from Charity Street to Flower Street (both produced) is the general area of the site.

It next appears in the records in 1858, when the City sold W. Moore, a large land holder of that time, a 39-acre parcel, recorded December 20, 1858 in Deed Book 4, page 343. In turn, William Moore subdivided this 39-acre portion in 1868. The map of this subdivision, titled the "Beaudry Tract", was recorded in Miscellaneous Records Book 1, page 462, on December 26, 1868 at the request of Prudent Beaudry who had acquired the tract.

In 1874, in Miscellaneous Records Book 2, page 585, Prudent Beaudry re-recorded the tract, officially solely to change the title of the tract to "Bellevue Terrace Tract" but with one significant difference. The "Bellevue Terrace Tract" now contains a park-like area exactly over the eastern portion of the Central Library site. Only those six lots on the western part of the site facing Flower Street are not in the park. This park-like area is titled "Bellevue Terrace".

Maps of the area, both real estate and more or less official maps of the City show "Bellevue Terrace" as distinct from the Tract until 1884 when the Stevenson "City of Los Angeles" map shows it as "Normal School".

In 1880, the State acquired the site, then covered by an orange grove, for the State Normal School, a Victorian building of brick which opened in 1882. This school, designed to produce teachers, is the genesis of the present University of California at Los Angeles.

It is evident that the construction of this building required extensive grading. Papers in the Solano Reeves Collection at the Huntington Library (Hansen-Solano Papers) contain plans and profiles of either this initial grading or for the first extension of the building. Date of these plans would suggest the latter.

The Normal School spread over the site piecemeal with consequent heavy grading, until by 1907, it was obvious that it had outgrown its site. The State Legislature, this year, authorized the sale of the property, and in 1911, made appropriations for construction of buildings at a new site.

In 1912, the State acquired a 20-acre site, subsequently enlarged to 25 acres, on North Vermont Avenue, where Los Angeles City College now stands, and began construction.

On June 15, 1914, the Normal Site Company, a private corporation, purchased the property, reserving to the State "...all moveable and detachable furniture, blackboards, school supplies, etc..." for "\$600,000 in gold coin of the United States..." thus permitting the Normal School to open for the fall term at its new location.

On November 12, 1918, the Normal Site Company sold the property to the City for a nominal sum and on October 18, 1922 the City transferred title to the Board of Library Directors of the City of Los Angeles "...as special trustee for the City of Los Angeles".

To quiet title to the full block between Grand Avenue and Flower Street, six lots facing Flower Street were acquired by condemnation at this time. In an unusual final decree, dated November 1925, the judge clarified certain ambiguities in the previous decree and stated "...the use to which the land condemned shall be put to is for library purposes".

Demolition was begun in March 1923. 5th Street was opened to Figueroa and Flower Streets at the present grade line and the retaining structures and staircases on the north side of 5th Street to south of Hope Street were constructed. These structures support a 30-foot maximum difference between the grade of Hope Street and the grade of 5th Street as it now exists.

Additional heavy grading was performed at the time of demolition and the construction of the present Central Library, which was dedicated in 1926.

The building has been in constant use as the Central Library since its dedication in 1926. Certain modifications have been made on the inside to provide more useful space and to cope with the shift of demands on the part of its patrons. The major exterior change has been the expansion of the parking area to the west of the building, completed in 1970.

On March 1, 1967, under the provisions of Ordinance No. 121,971, the Cultural Heritage Board of the Municipal Arts Department of the City of Los Angeles declared "...The Central Library and Grounds (the Rufus B. von KleinSmid Central Library and Grounds)..." as Historic-Cultural Monument No. 46. Notice of such action was prepared on March 2, 1967 and published on March 16, 1967. Rufus B. von KleinSmid was a noted educator and educational administrator and President of the University of Southern California from 1921 until his retirement in 1946. He was a long time member of the Library Board and had been president for a number of terms. The library was named in his honor after his death in 1964.

In the notice, as justification for the Cultural Heritage Board's action there are such statements as: "...The Central Library building was the last major work of Bertram Grosvenor Goodhue, one of the outstanding architects to practice in the United States of America. Construction was carried out in 1925 by Carleton Monroe Winslow, Associate Architect, since Mr. Goodhue died shortly after he designed the building..."

"...The building is considered to be the most forward-looking of Goodhue's work, a successor to and an improvement on the Nebraska State Capitol Building at Lincoln..."

"...According to the Southern California Chapter/
American Institute of Architects, the structure is
one of the most distinctive landmark buildings
in the City of Los Angeles - an internationally
recognized example of early 20th century
architecture and one of the few remaining buildings
providing significant open space within the downtown
area..."

Similar justifications were made on the applica-
tion for placement of the building and grounds
on the National Register of Historic Landmarks.
The building was formally entered on the
National Register on December 18, 1970. It also
is recorded in the Historical American Building
Survey of the Library of Congress.

(2) Archaeological Impact

In consultation with Mr. Martin D. Rosen, Staff
Archaeologist of the Institute of Archaeology of
the University of California at Los Angeles, on
September 26, 1977, it was determined that no
known or recorded archaeological sites are within
the site or its surroundings.

It was also determined that because of the
intensive grading of the area from the 1880's onward,
as indicated above, the probability of locating
artifacts in undisturbed soil is extremely low.
However, City specifications require that should
such an event occur, the project shall be halted
until proper archaeological disposition of the find
can be made.

(3) Paleontological Impact

According to data from the Los Angeles County
Museum of Natural History, the proposed project lies
in an area of low probability that paleontological
sites will be found. However, if paleontological
remains are found during any phase of construction,
City specifications provide that the Los Angeles
County Museum be contacted and given ample time
to evaluate and excavate if the Museum decides.

b. Potentially Significant Environmental Impacts

None.

c. Significant Environmental Impacts

(1) Cultural Resources - Central Library

(a) Environmental Setting

The Central Library is the only building complex on a parcel of land approximately 290 feet by 742 feet, on the south side of 5th Street between Grand Avenue and Flower Street. It is landscaped with a multi-level low maintenance public garden more fully described in Section III B1c(1), Plant Life.

The fact that no other buildings are on the site and that existing topography ensures that surrounding buildings are on different levels from the Library makes the site more impressive (Attachment 14, photos 1-8). As has been indicated above, the architecture of the building is internationally recognized as unique in the area.

Other Historic-Cultural Monuments in the area include: (1) the California Club, immediately to the south of and contiguous with the western portion of the Central Library site, and (2) the Biltmore Hotel, located on the east side of Grand Avenue, directly east of the Central Library site. These properties are described in detail in Sections III B8c(2) and III B8c(3), respectively.

(b) Significant Environmental Impacts

(i) Introduction

The project proposes to place a two-story building on each side of the existing building to the east and west. Floor levels will be at the same levels, and connected with the existing basement and first floor. Two stories of underground parking will be provided in these new buildings. These buildings are designed to occupy the entire area of the property.

The east wing of the existing building which, because of topography, is at a different level than the main portion of the Library, will be removed and the south facade area will be remodeled to permit construction of a loading dock at the basement level.

The interior of the remaining existing building will be extensively renovated to bring the structure up to existing Building Code standards and altered by removal of existing partitions to implement the continuous "open space" concept.

The following areas of the building will be significantly impacted by the proposed project.

(ii) East Facade (Attachment 14, Sheet 8)

The east facade of the building will be impacted both visually and physically by the interposition of the new building. Visual aspects will be altered both from 5th Street and Grand Avenue.

The sidewalk grade along Grand Avenue drops about 16 feet from the intersection of 5th Street and Grand Avenue to the southeast corner of the property. The basement level expansion, occupying most all of the eastern part of the site, would thus project above sidewalk grade. A pedestrian at the southeast corner of the site would not see the central portion of the Library. At the intersection of 5th and Grand, sightlines developed from the cross sections (Attachment 4, Sheet 7) suggest that the upper part of the third floor and the tower would be visible.

Physically the new building will be attached to the existing building thereby destroying the fenestration of the first floor. Because the roof of the new building is planned at the level of the second floor, the second floor balconies must be removed.

While the roof of the building is indicated as being landscaped, the passerby will not be able to enjoy it visually except at a distance.

(iii) East Wing

The proposed project will demolish the two-story wing on the east side of the existing building as well as removing all exterior ornamentation to the level of the second floor.

This two-story wing which surrounds an interior court houses four specialized collections: The Childrens collection, the Genealogical collection, and those of Art and Music. Each of these collections is well patronized, that on Genealogy in particular because of the recent heightened interest of individuals in their lineage. However, each of the collections is seriously cramped and materials are so crowded together as to be almost unusable (Attachment 14, Sheet 26). In fact, according to the Library staff, the Children's collection is so crowded as to be totally incapable of providing modern childrens services.

The wing also contains many art objects which will be displaced by the demolition.

The proposed project will require the removal of the four specialized collections either temporarily to the already overcrowded central building which, during construction will have diminished public access, or to temporary off-site facilities in the vicinity of the Central Library. However, even this alternate will be difficult to achieve. There does not seem to be available facilities in the area which are adequate both in area and floor-bearing capacity. Library floors must resist a 150-pound per square foot loading rather than the 75-pound per square foot loading for office space.

A second relocation will be required upon completion of the structures, this time to the permanent locations for the collections.

The Library staff recognizes the difficulties inherent with this process.¹

The art objects which will be affected include, but are not limited to: 1) those within the Children's Room (Attachment 14, Sheet 20) with its elaborate wall paintings, the decorated beamed ceiling, and the Model Library, now no longer used for the purpose for which it was designed; 2) the court (Attachment 14, Sheet 21 bottom) with its eight bas reliefs (Attachment 14, Sheets 15 and 16) depicting scenes from children's classics; the Lotus Shaft Fountain (Attachment 14, Sheet 13 left) in the center of the courtyard, and its decorated tile tree wells; (3) the exterior of the wing with its two entry doors, one leading to the second story, its mottoed lintel flanked by bas reliefs (Attachment 14, Sheet 12 top); its Children's Door (Attachment 14, Sheet 14 right) with its elaborate decorations, and wrought iron balconies. It should be noted that neither of these doors are in service at this time.

The "Ivanhoe Paintings" (Attachment 14, Sheets 19 and 20) of the Children's Room are probably the most representative of the art objects of the east wing. These wall paintings are the work of Julien E. Garnsey and A. W. Parsons and are typical of book illustration of the early 20th century. They depict scenes from Sir Walter Scott's "Ivanhoe" and were specifically designed for the room. Fortunately, they were not painted directly on the wall and can be readily removed for storage and reuse.

¹Library (1977a), p. 4,5,6.

(iv) South Facade (Attachment 14, Sheets 10 and 11)

The south facade, housing the Hope Street entrance, is spectacular to the person approaching from this direction. The formal landscaping of the terraces has been described in Plant Life, Section III Blc(1).

The first floor of the Library is some 30 feet above the level of Hope Street and the person approaching sees a great retaining wall blocking the street (see rendering, Attachment 14a). A tunnel entrance, unused since the 1940's because of internal rearrangements in the Library, is flanked by a pair of stairs which rise to the lowest terrace level. The entrance has a bas relief of famous printers as a lintel, surmounted by a bold "Los Angeles Public Library" sign and a motto carved in the balustrade of the terrace that will be impacted.

The paired stairs continue up the two levels of the terraces to the balcony and the south entrance to the Library with its bronze doors, a decorated lintel surmounted by a sculpture of a book radiating light and flanked by two figures.

Above, at the level of the third floor cornice, are six atlantean figures forming buttresses and personifying six fields of knowledge (Attachment 14, Sheet 17).

The eye is then drawn to the tower with its tiled pyramidal roof topped by a hand holding a torch.

The proposed project will alter this visual sweep by altering the retaining wall to provide a loading dock at the basement level and extending the balcony at the first floor to form the roof for the loading dock. Stairs will be provided to this level from Hope Street. The entire terrace area will be involved.

(v) West Facade (Attachment 14, Sheet 9)

This facade was designed to enhance one of the two main entrances to the Library. The original design had a landscaped area which has been replaced by the 168 car parking lot.¹ In this design, paths lined with Italian cypresses led past three tiled reflecting pools to the steps to the simple arched portal leading to the first floor. This portal has above it a balcony faced with a bas relief of two horsemen exchanging a torch, and flanked by two heroic allegorical figures symbolizing the wisdom of the east and west. (Attachment 14, Sheet 13 right). Above, at the cornice of the third floor, is a bold motto in Latin reinforcing the theme of the bas relief. The eye then continues upward to the tower, the pyramid of the roof and the hand with the torch.

As with the east facade, the western facade will be impacted both physically and visually by the interposition of the stepped two-story building of the proposed project. The cross section (Attachment 4, Sheet 7) suggests that along Flower Street the lower story of the building will be almost entirely above ground. The rendering (Attachment 4, Sheet 1) reinforces this impression. While areas above the lower floor will be landscaped, the passerby will not see them at eye level along most of the frontage.

The west expansion will be attached to the old building in the same manner as that of the east expansion. This will necessitate the demolition of the existing garages and loading dock and the entire masking of the portal.

¹ Refer to Attachment 14a for a rendering of the design originally constructed, and an earlier scheme.

(vi) North Facade (Attachment 14, Sheet 7)

The facade facing on 5th Street will be the least impacted by the proposed project. While the new buildings will project somewhat in front of the main plane of the facade, they will not interfere with it.

It should be noted that none of the present Library entrances permit barrier-free access by the handicapped. Currently, people in wheelchairs must be physically lifted by security personnel into the building at the north entrance. This is a serious deficiency and must be solved during the design phase of the project.

(vii) Interior of Structure

The proposed project includes the renovation and alteration of the interior of the Central Library in order to bring the building up to present Building Code standards and to alter it by removal of walls, partitions and screens to produce the desired open space effect. Also it proposes to cut through the second and first floors in the rotunda area and

to suspend sets of escalators running from the basement to the second floor (see Attachment 4, Sheet 2 for rendering).

The renovation work, which will bring the building to current standards of safety and use for public buildings, will include such structural changes as the replacement of seven elevators by modern ones in fire-proof shafts, the replacement of open fire exit corridors with protected exits and the removal of four seven-tier book stacks and the interposition of fire proof floor slabs at each floor to correct the current fire hazard. It will also include new mechanical equipment such as new heating and air conditioning equipment, replacing or repairing antiquated plumbing and inadequate electrical equipment, replacing existing fire alarm systems and installation of new sprinkler systems. The tower will be stiffened for seismic protection and needed repairs made to roofs, ceilings, walls, and floors. These needed repairs and renovations will have little significant effect on the building.

The alterations to convert the interior to open space will have greater impacts to the interior structure.

The most visible change will be the opening under the rotunda caused by the removal of the floors from basement to the second and the installation of escalators for easy passage from floor to floor. There will be no physical impact to the dome of the rotunda, the wall paintings by Dean Cornwell below (Attachment 14, Sheet 24) and the great central chandelier. The new visual and aesthetic effect will be very different.

The proposed removal of partitions could seriously impact the decorated ceilings in various rooms of the building. The walls delimiting them will be gone and they will appear as patchwork.

See page D-38

The Statue of Civilization at the north staircase on the second floor (Attachment 14, Sheet 22 and 23) will not be disturbed by the proposed project nor will its flanking pair of sphinxes nor the decorated ceiling.

The History Room with the wall paintings by Herter (Attachment 14, Sheet 25) will not be impacted by the proposed project as the preliminary floor plan depicts the room remaining intact as a reading room (Attachment 4, Sheet 4). These wall paintings have been moved once from the basement area to their present location. Despite this move being under the direct supervision of the artist, much damage was incurred as the panels had to be adjusted to the fenestration of the south facade. If the final design changes the configuration or use of the History Room from that cited above, a second removal and placement elsewhere in the buildings may be required. This could damage these wall paintings much more severely than they have been already.

(c) Mitigation Measures

(i) Powers and Duties of Governmental Bodies

This subsection describes the functions of the Department of Municipal Arts, under the Charter of the City of Los Angeles, of relevance to the proposed project. Relevant functions under Ordinance No. 121, 971 for the Cultural Heritage Board are also described. This is background material to assist in understanding their roles in mitigating impacts on cultural resources.

See page D-59.

Department of Municipal Arts

By Charter provisions, the Board of Municipal Arts Commissioners, by majority vote, must approve the design (schematic, preliminary and final) of any public building or other structure to be erected by the City on property owned by or under the control of the City. It does not consider designs of private buildings or other structures unless they impinge on public property.

In addition no works of art belonging to the City may be removed, relocated or altered without the approval of the Board.

Cultural Heritage Board

This Board acts as an advisory board to the Municipal Arts Commission. It has jurisdiction over cultural or historical monuments, both public and private, that are on an official list of such monuments prepared and published by the Board.

Section 5 of Ordinance No. 121,971 states:

"...No permit for the demolition, substantial alteration or removal of any building, structure or site contained in said list shall be issued, and no such site, building or structure shall be demolished,

substantially altered or removed by the City, without first referring the matter to the Cultural Heritage Board, except where the Superintendent of Building or the City Engineer determines that the demolition, removal or substantial alteration ... is immediately necessary in the interest of the public health, safety or general welfare."

The Cultural Heritage Board has the power to deny a permit for a period of not less than 30 days or more than 180 days by filing its objections to the permit with the appropriate Department or Board. During the first 30 days, the Board shall take such steps within the scope of its powers as it determines necessary for the preservation of the cultural or historic monument. However, these steps cannot be taken without the approval of the Municipal Arts Commission. At the end of the 30 day period the Board must submit a progress report to the Municipal Arts Commission for its approval.

The Commission can approve and request the concerned Department or Board to extend the period for the remainder of the 180 days, or it may disapprove of an extension and so inform the concerned Department or Board.

By the 100th day of this period, if the Cultural Heritage board sees that the preservation of the monument cannot be accomplished in the 180-day period, but that it can do so within another 180-day period, it must inform the Municipal Arts Commission of the facts and recommend that the Commission request the extension. This extension of time must have the approval of the City Council before it can be made. No further extensions are possible.

The Ordinance also specifies in Section 9 that all Boards, Commissions, Departments and Officers of the City shall cooperate with the Cultural Heritage Board in carrying out the spirit and intent of the Ordinance.

(ii) Mitigation Measures Included in the Proposed Project

General Mitigation Measures

Both the Municipal Arts Commission and the Cultural Heritage Board are concerned with the preservation of the Central Library and its historical and architectural significance (see Attachment 16).

They would prefer to see the building, including the east wing, left intact and recommend the relandscaping of the western area now a parking lot. If possible, all art objects should be left in their existing location.

Should this not be possible, the Municipal Arts Commission will require, under the provisions of the City Charter, that all affected art works be removed and retained for use within either the existing building or the new structures. Both the methods for removal and storage and the new location for the specific works of art must have the approval of the Municipal Arts Commission.

In accordance with these requirements, the following general mitigation measures are proposed:

- o All art objects, including but not limited to, murals, decorated or stenciled ceilings, sculpture, bas reliefs, bronze doors, inscriptions, tile fountains and tile planters, shall be removed by a method approved by the Municipal Arts Commission and reused either in the existing building or any new structure.
- o The problem of access for the handicapped either to the Central Library building and/or new construction as mandated by the State Architect, is a design function, and must be dealt with during the design phase of the project.

Specific Mitigation Measures

Specific mitigation measures will be developed during the detail design phase of the project. These must be reviewed and approved by the Municipal Arts Commission.

(iii) Mitigation Measures Not Included in the Proposed Project

Several alternative on-site building configurations have been suggested as means to mitigate some or all of the impacts of the proposed project upon cultural resources. These impacts and the method of mitigation are summarized below:

<u>IMPACT OF PROPOSED PROJECT</u>	<u>METHOD OF MITIGATION</u>
o Demolition of east wing including Children's Room and Courtyard	o Preserve east wing ^{1,2}
o Relocation of various works of art	o Maximize retention of works of art in their original location ^{1,2}
o Alterations to interior spaces within existing building	o Minimize interior alterations ²
o Obstruction of the view of the existing building	o Locate expansion to maximize view of the existing building from sidewalks ^{2,3}
o Significant alteration of the existing grounds and walks	o Retain open space at existing grade; restore west entrance and grounds ^{1,2}

See page D-38 and page D-60

It should be noted that most of these potential mitigation measures conflict with the proposed project and with the Library operations objectives of Section I B4. A detailed evaluation of on-site alternatives, including alternatives which incorporate various combinations of these mitigation measures is presented in Section VI C.

¹Comments from Cultural Heritage Board, Attachment 16, Sheet 1.

²Comments from Municipal Arts Commission, Attachment 16, Sheet 2.

³Note that some alternatives involve building configurations which affect the view of, and from, the California Club Building to a greater degree than the proposed project. Thus tradeoffs are involved with respect to the view of both buildings.

Alternatives involving a completely new building off site are also potential means of mitigating cultural resource impacts, providing the existing building is retained for a compatible use. The impact upon cultural resources at the present site would depend on the amount of remodeling necessary to adapt the existing building to another use. An adverse impact to cultural resources would occur to some degree, in that the building would no longer serve as the Central Library for which it was specifically designed (refer to Section VI D).

The Municipal Arts Department recommends that new works of art be provided in the proposed expansion, including the landscaped decks, to supplement works of art which are relocated to the new space from the original structure. An allowance of one percent of the basic construction costs is normally recommended for new art. This is a means of mitigating aesthetic impacts which would occur in the absence of art works in the new areas.

The specific design of the architect will have a substantial effect upon the degree of cultural resource impacts. Among design professionals, sensitivity toward cultural resources is subjective and experience in historic and architectural preservation varies. Requiring demonstrated sensitivity and experience in this regard as part of the architectural selection criteria is a potential means of mitigating cultural resource impacts.

The restoration of the pools in the west gardens and the original furniture might be considered as measures to mitigate adverse effects upon the buildings original architectural theme.

The Library Department feels very strongly against any restoration of the three tile reflecting pools in the west gardens, because of its experiences with the pools during their existence. They caused constant maintenance and security problems. They were "attractive nuisances" in every sense of the phrase. Therefore, the Department feels the City should not be asked to be placed in this awkward position again.

The Department also points out that the original furniture which remains is, after fifty years of hard usage and abuse, shabby, badly worn, and long past its useful life.

The Library Study Team of the Southern California Chapter/American Institute of Architects has made a detailed evaluation of the existing facility and the cultural resources it contains. They are preparing a study entitled "Guidelines for the Preservation, Restoration and Alterations to the Central Library of Los Angeles -- A Report from the SCC/AIA Library Study Team".⁴ A preliminary copy is in the Reference Volume.

This, and the completed report, should be consulted to permit a complete evaluation of the proposed project and alternatives. The report evaluates various potential measures to mitigate adverse impacts on the cultural resources associated with the proposed project.

(d) Unavoidable Adverse Impact

The demolition of the east wing and alteration of numerous cultural resources within the Central Library site is unavoidable with the implementation of the proposed project. While the individual works of art can be saved by removal and relocation, the unity of the original spaces will be lost.

The major resources impacted are identified in Section III B8c(1)(b) above.

⁴AIA (1977).

(2) Cultural Resources - California Club

(a) Environmental Setting

The California Club, Historic-Cultural Monument No. 43 of the Cultural Heritage Board, is immediately to the south of and contiguous with the western portion of the Central Library site between Hope Street and Flower Street.

It was constructed in 1930 and was designed by Robert D. Farquhar, FAIA. It was designed to use the best material without elaboration to provide an atmosphere of the finest type of American club life.

The entire building is oriented to the north, overlooking the western portion of the Library site, once fully landscaped, now a parking lot.

It was declared a Historic-Cultural Monument on November 2, 1966 by the Cultural Heritage Board of the Municipal Arts Department of the City of Los Angeles.

(b) Significant Environmental Impacts

The California Club will be impacted by the construction of the two story structure that will cover the existing western parking area. The Club's public rooms face this area and have already been impacted by the conversion of the landscaped area originally in this area, to the existing parking lot. The two story proposed structure would further obstruct light and view from the public rooms.

(c) Mitigation Measures

In connection with the proposed project, no mitigation measures appear possible to avoid this loss of light and substitution of walls for even the view of the parking lot that now exists.

The on-site alternatives described in Section VI C, involve different degrees of construction adjacent to the California Club. Those variations involving underground construction with landscaped surface treatment would beneficially affect the view of and from the California Club building.

(d) Unavoidable Adverse Impact

The impact of the proposed project on the California Club is unavoidable.

(3) Cultural Resources - Biltmore Hotel

(a) Environmental Setting

The Biltmore Hotel occupies the block between 5th Street and 6th Street between Grand Avenue and Olive Street, immediately to the east of the Central Library site. It has recently been extensively renovated.

It was opened in 1923 as a first class 1000 room hotel whose public rooms face Olive Street and Pershing Square. The rear facade, including a 500 room addition, faces Grand Avenue and overlooks the Library site.

The elegant decorations on the walls and ceilings of the public rooms, the work of Giovanni Battista Smeraldi, are the hotel's chief distinction.

The Biltmore Hotel was declared a Historic-Cultural Monument (No. 60) by the Cultural Heritage Board of the Municipal Arts Department of the City of Los Angeles on July 2, 1969.

(b) Significant Environmental Impacts

The rear windows of the Biltmore Hotel will face the two story construction on the east side of the Central Library proposed by the project. Most of the facing rooms will see the relandscaping from above and from across Grand Avenue. The public rooms of the hotel face Olive Street and Pershing Square and do not look on the Library site.

If constructed, a pedway system connecting the Central Library to the Biltmore Hotel (see Section III B3c(2)) would directly affect the Biltmore. Exterior and interior alterations will be required. The scope of such alterations and their impact will be assessed during the design phase of the pedway. Such a pedway will beneficially enhance pedestrian access to the Biltmore Hotel.

(c) Mitigation Measures

It is anticipated that the pedway plans and specifications would include appropriate measures to minimize construction and aesthetic impacts. Such plans would be reviewed by the Cultural Heritage Board and Municipal Arts Commission.

(d) Unavoidable Adverse Impacts

If a pedway is constructed, unavoidable adverse impacts during construction would occur. No adverse long-term impacts are anticipated. If a pedway is not constructed, pedestrian access to the Library and other buildings via pedways would not be provided; this may be viewed as an adverse long-term impact.

9. Socio-Economic

a. General Discussion and Insignificant Environmental Impacts

(1) Demographic

The project was initiated in response to a need for improved Central Library services. However, the renovation and expansion of the existing library building involves partial demolition and is a controversial issue with proponents and opponents in various groups of the community (see Section III B8).

The Central Library serves the entire Los Angeles basin region to the extent that it constitutes a unique source for literature research. In addition, the Central Library serves the people who live and/or work in the Central Business District (CBD). It is the latter segment of the population which would be most noticeably affected by the proposed project. Some residents of the CBD are representative of various social units or groups which are particularly sensitive to social change. Many of the residents of the CBD are members of lower income or fixed income households and many are elderly and/or handicapped. Characteristics of concern manifested by these social groups are (1) social life often based on propinquity, (2) needs served by local institutions; physical limitations limit mobility by car and on foot, (3) safety fears are great and, (4) attachment to local social contacts and familiar places may be strong.

The relocation of the Central Library to a different site would affect the local residents to whom the Central Library serves the purposes of a community library as well as those who perceive the Library as more than just a source of literature. This segment of the user population uses the library as a place to spend their time and for social interaction. The renovation and expansion of the building would provide a more adequate facility with respect to both its functions as a cultural center and its functions as a social/recreational resource for local residents. The magnitude of the impact of the renovation and expansion upon the social/recreational resource use is difficult to qualify since it will depend upon the individual user's assessment of the desirability of the new facility for its former use.

With its impressive array of research materials in many subject fields, ranging from basic source material of great value and rarity to the most modern informational system in microform, the Central Library is by far the greatest public institution of its kind in the western part of the nation. The depth and comprehensiveness of the Library collection makes it useful to a far greater number of people than just the residents of the City of Los Angeles. Consequently, expansion and improvement of the Library's services will benefit the users for whom the Library is a research facility.

(2) Employment Opportunities

Approximately 560-man years of employment in building construction work would be provided, based upon the construction cost estimate compiled by the Bureau of Engineering.¹

b. Potentially Significant Environmental Impacts

None.

c. Significant Environmental Impacts

None.

¹Engr. (1978a).

SECTION IV

MEASURES TO REDUCE ENERGY CONSUMPTION

A. Project Design Features to Reduce Inefficient and Unnecessary Energy Consumption

1. Central Library Building

a. Energy Usage

Construction of the Library facilities involves the use of energy in various construction related activities. This is considered negligible in relation to (1) energy use over the life of the building, and (2) regional energy use.

The proposed project includes (1) upgrading mechanical and electrical systems to permit installation of new or additional energy consuming devices, and (2) providing additional floor space. Both necessitate increases in energy usage from that used by the present facility (see Section III B6) but are felt to be conducive to efficient library operations.

Since the project has not yet been designed, energy usage and conservation measures cannot be precisely described.

b. Potential Design Features to Reduce Energy Consumption

Following are examples of potential energy conservation measures which are anticipated to be considered during the design phase for possible inclusion into the construction plans or operating procedures:

- o Use natural gas for space heating if extra energy is required for additional space heating.
- o Use thermal resistance materials for structure walls and ceilings.
- o Providing maximum efficiency in any air-conditioning systems installed.
- o Review mechanical/electrical systems to assure that they are energy conserving in concept.
- o Provide an effective energy demand management system to take advantage of the multiplicity of area uses within the proposed structure.
- o Maximize use of fluorescent lighting.
- o Coordinate interior lighting with space use.

- o Incorporate energy saving designs into building exteriors (fenestration, color, surface finish).
- o Reduce night lighting after hours, except as required for safety.

2. Circulation

a. Energy Usage

Construction of street improvement inherently involves energy usage. However, over the life of the street improvements, use by motor vehicles is more energy intensive than initial construction.

Long-term energy usage associated with circulation is difficult to quantify. Qualitatively, it would appear that increases in vehicle miles traveled (VMT) caused by increased patronage and subsidized parking would increase energy usage. In addition, traffic volumes on abutting streets are anticipated to increase in the future. These two factors would suggest that energy usage from circulation would increase. However, the improvement of abutting streets to facilitate traffic flow and the provision of pedways to encourage pedestrian travel would tend to decrease energy usage, and partially offset the anticipated increases cited above. The magnitude of any net increase in energy usage cannot be calculated at this time.

b. Potential Design Features to Reduce Energy Consumption

The street improvements involve provision of turning lanes and pedestrian overcrossings to improve vehicular traffic flow, which should reduce energy.

B. Alternative or Additional Measures to Reduce Energy Consumption

1. Central Library Building

Elimination of some of the energy consuming devices or reduction in building size would reduce energy consumption but would not be in accordance with library operation objectives.

2. Circulation

Users of the Library and abutting streets travel by both public and private transportation. Various alternative measures have been suggested to reduce energy used in transportation. These typically involve incentives for use of public transportation (i.e. - subsidized fares) and disincentives for use of the private automobile (i.e. - gasoline and parking taxes). Implementation of such

measures would likely be on a regional basis and is the responsibility of other agencies, and therefore is not part of this project.

The Library Department and other City agencies have control over parking fees for staff and visitors, and the provision of subsidies for transportation. Changes in administrative procedures to encourage energy conservation may be possible, but are beyond the scope of, and independent of, the physical plant improvements focused upon in this EIR.

SECTION V

LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

Note: Pursuant to the State EIR Guidelines for CEQA, Section 15143.1, the information provided in Subsections V A and V B below is required only for compliance with the National Environmental Policy Act (NEPA) in connection with Federal actions. However, these are included herein as some elements of the project may involve Federal action or funding, through the Federal Highway Administration, Advisory Council on Historic Preservation or other federal agencies.

A. The Relationship between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

1. Long-Term Impacts

The project concept will have a positive long-term effect upon the operation and function of the Central Library. Renovation and expansion of the existing structure will provide much needed space for the anticipated growth in the materials collection. The proposed project will provide a facility that will safely house the books; be modern and up-to-date with respect to electrical, mechanical, transportation and communications systems; and be more accessible with the addition of a parking garage. It will eliminate inconveniences associated with the present conditions, and permit improved public services.

The project will have a negative long-term impact in that the proposed project will demolish portions of a historical monument of architectural significance. (See Section III B8). The entire east wing of the existing structure will be removed as will be the lawn and open space area forming the easterly and westerly portions of the Central Library property. Interior spaces will be significantly altered.

The proposed project necessitates the removal and relocation of various works of art, thus altering their original intent and effect. This includes valuable and unique works of art in the Childrens Room and Courtyard. The original building's architectural theme will be substantially altered. Some facades of the original building will be eliminated and the view of portions of the original facades scheduled to remain will be obstructed from nearby streets and sidewalks. These effects are viewed as significant by the Municipal Arts Commission and Cultural Heritage Board (see Attachment 16).

SECTION VI

ALTERNATIVES TO THE PROPOSED ACTION

A. Introduction

This section discusses alternatives to the proposed project which have been conceptually delineated by consultants and other interested organizations and individuals. The following four basic alternative concepts have been identified and will be discussed in this report:

- o No project
- o Alternative proposals for the restoration, renovation, and/or expansion of the existing Library structure.
- o Construction of a new building either on the existing Library site or another site in the Central Business District.
- o Decentralization concepts

These basic alternatives either directly or indirectly impact the existing Library structure and site. Various factors, including function, cost, space utilization, building size and configuration, location and the architectural significance of the existing library structure, were investigated and will be considered regarding the eventual disposition of the Central Library as the proposed project and alternatives and possible combinations thereof are evaluated. A table summarizing these factors is presented in Attachment 21.

With the exception of the "No Project" alternative, all of the alternatives considered will, in varying degrees, directly or indirectly impact¹ the historical significance and architectural integrity of the existing Library structure. The significance of the existing structure is discussed in detail in Section III B8. The factors relating to the uniqueness and importance of the structure as a local and national landmark are of considerable importance in the discussion of the impacts of the proposal and any of the alternatives.

As discussed in Section III B7c(1) the Library Department has indicated that (1) the functional utilization of the existing Central Library structure is lacking in many respects; (2) much additional space is needed; and (3) a change in the Library to an "open space" concept is desirable. Due to the conflicts between the Library Department objectives and the degree of preservation necessary to retain the historical integrity of this cultural resource, the disposition of the Central Library may ultimately be a compromise of function and form. An evaluation of these conflicts is presented in Section VI F.

¹Impacts may be favorable and/or unfavorable.

B. No Project

This alternative would preserve the historical significance and architectural integrity of the existing structure in its entirety (see Attachments Nos. 5 and 14) but would not alleviate any of the functional deficiencies to an efficient Central Library operation as delineated in the Green Report¹ (discussed in Section I Cla(1)).

The following problems would remain if the "No Project" alternative is chosen:^{2,3}

- o The existing building currently violates the codes of the City of Los Angeles Building and Safety Department relating to building construction and fire and seismic hazards and does not comply with the provisions of the State of California Occupational Health and Safety Act.
- o Inadequate size to house present collection and total inability to provide for normal growth and expansion.
- o Lack of public access to materials. Currently only approximately 10 percent of the collection is accessible to the public.
- o Confusion for patrons due to the maze of rooms.
- o Lack of safe and inexpensive parking for automobiles of patrons.
- o Inflexibility of existing building to handle changing needs.
- o No facilities for the handicapped (e.g., ramps).
- o Inadequate electrical and mechanical systems.
- o Physical deterioration of collection and discomfort for public and staff due to lack of air conditioning.
- o Difficulty in maintaining reading environment and discipline and in providing security of materials. "Open-space" utilization for library operations is anticipated to remedy these problems.

For additional information relating to the problems of the existing Central Library refer to Section III B7.

¹Library (1966).

²Library (1977c), p. 1-2.

³Library (1974).

Note: Please refer to APPENDIX, Section 3, for complete listing of references cited in footnotes.

Certain advantages are inherent, however, in the continued use of the existing structure and site. These include:⁴

- o Public identification with the location and building.
- o Closely tied physically with civic, cultural, and commercial centers.
- o Excellent access by public or private transportation.
- o Site owned by the City and building paid for.
- o Adjacent to over-flow meeting facilities.
- o Generally good surrounding environs.
- o Highly visible site.
- o Preservation of a cultural and historic landmark⁵.

The Library Department has indicated that the "No Project" alternative "would be totally unacceptable to the Library Department and would result in the complete inability of the Central Library to carry on its program".⁶

It should be noted that the "No Project" alternative does not preclude the major or minor upgrading of the Central Library or the construction of a new building at a later date.

⁴CLA (1976a), p. 22.

⁵CLA (1977a), p. 7.

⁶Library (1977c), p. 6.

C. Renovation and Expansion of Existing Building

1. Introduction

a. Criteria for On-site Alternatives

Renovation and expansion of the existing Central Library building presents the two-fold problem of (1) altering the exterior and interior of a significant architectural monument in a manner that will preserve the integrity of the original structure and (2) providing an open space, open book stack function in a building that was designed to use separate, spatially closed rooms and a closed book stack format.

The concept and building configuration designated as the proposed project is one attempt at a solution of this problem. However, as discussed in Section III B8, the proposed project concept involves significant architectural alterations to both the interior and exterior of the original structure, and such architectural changes are considered as significant adverse impacts requiring special attention and mitigation.

It is with the intention of mitigating these impacts that this section of the report will address both (1) alternate concepts, and (2) alternative building configurations conforming to the proposed project concept. These are to be considered during the decision making process.

The project development criteria employed in the formulation of the proposed project were also used in the formulation of the alternates. These criteria were used to draft project objectives (refer to Section VI F for more details on the criteria and objectives). The following elements are those that pertain to the functions deemed necessary by the Library Department:

- (1) Provision of at least 295,000 net square feet (NSF) of usable floor area.
- (2) The interior spaces of the Library should provide for maximum flexibility of use.
- (3) The Library collections shall be accessible to the public to the maximum extent possible.
- (4) The Library shall continue to function during the construction and remodeling.
- (5) The Library personnel and its users shall be provided with library and parking facilities which are safe and secure.

- (6) Parking shall be provided for users and staff.
- (7) Materials for the Library should be transported horizontally rather than vertically.
- (8) Pedestrian access shall be provided for the users.
- (9) Public transportation shall be available for the users.
- (10) The Library services shall be retained on the present site.
- (11) Exterior light sources shall be maintained.

The next series of concerns are those considered most important relative to architectural preservation:

- (1) The existing structure should continue to function as a library.
- (2) The view of each of the four building facades shall be preserved from the adjoining streets.
- (3) The resulting structure shall have its masses balanced.
- (4) The Childrens Court and the east wing shall be preserved.
- (5) The site shall retain its present characteristics permitting public use for recreation and library purposes.
- (6) The scale of the addition shall not dominate the existing historical structure.
- (7) The west entrance shall be restored as the main entrance to the Library.
- (8) The west gardens shall be restored to conform to the original design.
- (9) The east lawn and formal gardens shall be preserved.
- (10) The ornamentation on the exterior of each of the four building facades shall be retained.

(11) The west pool shall be restored.

(12) The existing floor plan shall be retained.

b. Overview for On-Site Alternatives

A brief overview of each on-site alternative is presented in Exhibit VI C1 on the following three pages. This will acquaint the reader with each alternate prior to a more in-depth coverage of the specific elements contained in each alternate in Sections VI C3 to VI C11.

Overview for On-Site Alternatives

- (1) Alternate 1a - This alternate calls for the restoration only of the existing structure. The present interior and mode of operation would remain virtually unchanged, although the existing third floor would be used for library operations instead of the present administrative functions. The reconstruction of the original west entrance and gardens could be included only with relocation of the existing parking lot.
- (2) Alternate 1b - Alternate 1b proposes renovation of the present building such that the exterior facades and landscaped grounds would be preserved with the interior being modified to accommodate an open space, open shelf, mode of operation. Provision of the desired 295,000 NSF and on-site parking for 600 automobiles would not occur with this proposal. Restoration of the west gardens could be included similarly as in Alternate 1a.
- (3) Alternate 1c - Alternate 1c involves the same treatment of the existing building and grounds as outlined under the proposal for Alternate 1b; however, this plan would provide the remainder of desired library services at an off-site location.
- (4) Alternate 2 - Alternate 2 involves the same treatment of the existing building and grounds as outlined under the Alternate 1b proposal. In addition though, this plan would provide the balance of the needed spatial accommodations and parking facilities underground at the present site.
- (5) Alternate 3 - This alternate proposes construction of a two-story building addition on the easterly portion of the existing site (while preserving the east wing). The former west gardens and formal entrance would be restored but the present interior would be modified to provide an open space, open shelf operational mode (similar to the renovation proposed in Alternate 1b). There would be additional construction underground to provide the necessary floor space and parking facilities.

- (6) Alternate 4a - Alternate 4a would construct two, one-story building additions of similar size on the east and west portions of the existing site. There would be partial restoration of the west gardens and formal entrance along with partial preservation of the east side landscaping. The present interior would be modified for implementation of an open space, open shelf, operational mode (see Alternate 1b) and there would be underground construction for library services and parking. Alternates 4a through 4d all propose demolition of the east wing, including the Children's Room and Court.
- (7) Alternate 4b - As in Alternate 4a this proposal would construct one-story wings on the east and west side of the existing site. However, in contrast to Alternate 4a, this plan would involve construction of a large east wing and a smaller west wing. As in Alternate 4a the present interior would be modified for open space, open shelf operations with underground construction for library services and parking. There would also be partial reconstruction of the west gardens and entrance and minimal preservation of the existing east lawn.
- (8) Alternate 4c - Alternate 4c calls for the construction of two, two-story building additions on the east and west portions of the present site. Both proposed wings would be similar in size and be placed on the southerly portion of the site. There would be partial restoration of the former west gardens and entrance with substantial preservation of the east side landscaping. The present interior would be modified for the open space, open shelf, format and new underground construction would provide space for library services and parking.
- (9) Alternate 4d - Alternate 4d proposes the addition of three new building wings. One large east wing is proposed as being one-story high and there will be two small west wings each two-stories high. The proposed west wings would flank the former west entrance (which would be restored) to permit only partial restoration of the former gardens. The size of the east wing addition would permit only minimal preservation of existing open space. Interior treatment and underground construction would be essentially the same as proposed in Alternate 4a.

- (10) Alternate 5 - This alternative involves the construction of a high-rise tower structure (nine stories high, as an example) for library services that is to be situated on the southeast corner of the Library property. This alternate would preserve all building facades and the east wing and reconstruct the former west entrance and gardens. Much of the landscaping on the east would be preserved also. The interior of the existing building would be treated as with Alternate 4a and parking would be constructed underground.
- (11) Alternate 6a - This alternate constitutes a specific example of Alternate 1c in that the off-site extension of the Central Library including subterranean parking would be constructed at a site on the northeast corner of 5th and Flower Streets (Parcel J-1/Sunkist). The existing structure and grounds would be renovated as proposed in Alternate 1b and the balance of library services and parking facilities would be located at the off-site location cited above.
- (12) Alternate 6b - This alternate conceptually is essentially the same as Alternate 6a except that the balance of library services and parking would be provided in an off-site renovated building. The One Bunker Hill Building (at the northwest corner of 5th Street and Grand Avenue) is selected as an example. This alternate would require major structural modification of the off-site structure and as a consequence this alternate was determined to be infeasible.
- (13) Parking - For Alternates 2-5, four variations for parking are considered:

<u>Designation</u>	<u>Comments</u>
OS	Assume on-site parking
OFS (Biola)	Assume off-site parking on Biola property
OFS (J-1)	Assume off-site parking on Bunker Hill Parcel J-1 and adjoining "Sunkist" property
OFS (P-2)	Assume off-site parking on Bunker Hill Parcel P-2

Refer to Section VI C12 for details on off-site parking options.

2. Environmental Analysis - General

This section presents an overview of the environmental impacts associated with the on-site alternatives, focusing on impacts common to most or all of the alternatives. An analysis of the specific impacts of each alternate follows in Sections VI C3 to VI C11.

a. Physical Features

(1) Wildlife

During construction of any of the on-site alternatives, the existing avian and rodent populations will be disturbed and are anticipated to migrate to other areas in the immediate region. Due to the extensive use of landscaping proposed with all of the alternatives, however, the avian and rodent populations are anticipated to return to the site after completion of the project. Furthermore, Alternatives Nos. 1a, 1b, 1c, 5, 6a, and 6b will leave intact many of the large trees and the landscaping on the easterly portion of the site. This vegetation will provide a mature and familiar habitat for the existing populations when they return and for future generations of birds and rodents.

No other adverse impacts to wildlife resources, including impacts to migratory patterns, are anticipated.

(2) Plant Life

All of the on-site alternatives affect plant life resources to varying degrees; the effect ranges from no disturbance of the existing landscaping and restoration of the west gardens to removal of all vegetation on the site. The site grounds are designated as a City Historic-Cultural Monument.

Of particular importance are (1) the disturbance of the formal garden and the existing large trees located on the easterly portion of the site, and (2) the restoration of the west garden to its original grandeur. The following table summarizes the influence each of the alternatives will have on these resources:

<u>Alternate No.</u>	<u>Disturbance Of Formal Garden</u>	<u>Large Trees</u>	<u>Restoration Of West Garden</u>
1a	No	No	No*
1b	No	No	No*
1c	No	No	Yes
2	Yes	Yes	Yes
3	Yes	Yes	Yes
4a	Yes	Yes	Partially
4b	Yes	Yes	Partially
4c	Yes	Yes	Partially
4d	Yes	Yes	Partially
5	No	Partially	Yes
6a	No	No	Yes
6b	No	No	Yes

* If existing parking lot is relocated, restoration would be possible.

From the viewpoint of cultural resource preservation and aesthetics, the ideal situation would involve no disturbance of the formal garden and large trees, and restoration of the west garden.

For a discussion of the existing vegetation and a history of the landscaping of the Central Library, please refer to Section III Blc(1).

Specific impacts and mitigation measures relating to each alternative are discussed separately under the appropriate section.

(3) Geology

Depending upon the alternate, various amounts of excavation and shoring will be necessary to construct the underground portions of the Library structure. Before design can commence, a complete geological report concerning soil conditions and loading potentials of the soil will be necessary. For a discussion of the existing geology of the site, refer to Section III Blb(1).

The impacts relating to seismic hazards are anticipated to be similar to those of the proposed project (refer to Section III Blb(1)).

(4) Hydrology

The impacts relating to hydrology are anticipated to be similar to those created by the proposed project (refer to Section III B1a(1)).

(5) Climate and Meteorology

All of the on-site alternatives to the proposed project involve the construction of structures that vary in height from ground level to nine stories. Because of the height of the existing development adjacent to or near the Central Library site, a "wind tunnel" effect of varying intensity is anticipated. Except for Alternative No. 5, this effect is not anticipated to be significant or adverse. Because of the close proximity of the tower proposed with Alternate 5 to nearby outlets and the Crocker Bank Building, a "wind tunnel" effect is anticipated to occur whenever meteorological conditions are correct to create the phenomenon.

The amount of thermal energy expended by heat-generating equipment during building operations is anticipated to be negligible. Changes in the amount of thermal pollution resulting from the covering of large areas with structures or paving is anticipated to be minimal.

b. Land Use and Zoning

The zoning of the existing site and the adjacent land uses are discussed in Section III B2a(1). Refer to Attachment 8, Sheet 1. On-site Alternatives Nos. 1c, 6a, and 6b not only involve the existing site, but adjacent parcels also. The surrounding area, including adjacent Parcel J-1 and the One Bunker Hill Building, is zoned for commercial uses (Zones C4-4 and C5-4).

With the exception of Alternate No. 5, adverse impacts of shade and shadow created by the proposed library structure are anticipated to be minimal or non-existent. Alternate No. 5 involves the construction of a high-rise tower (nine stories) that could possibly influence some of the buildings of lesser height in the immediate area (e.g., the California Club). However, it should be noted that the existing library site is adjacent to two very tall buildings (the Arco Towers and the Crocker Bank Building) which will have an impact relating to

shade and shadow on any library structure constructed on the existing site. Please refer to Attachment No. 12, Sheet 16, for an illustration of the shadow created by the Crocker Bank Building on the Children's Court and east wing of the existing Central Library, the Biola Hotel, and the Church of the Open Door.

Outdoor illumination levels from any of the alternative additions are not anticipated to adversely affect adjacent land uses and the impacts will be similar to those of the proposed project (refer to Section III B2a(2)).

Location of the Central Library on the existing site or expansion of the Library operations to include an adjacent location will be in conformance with the "Los Angeles Central City Community Plan" (adopted May 2, 1974) and the "Public Libraries Plan" (adopted November 4, 1968). Any widening or improvement of the adjacent roadways done in conjunction with the development of a new Central Library will conform with the Highways and Freeways Element of the General Plan.

All the alternatives involving above-ground construction over the westerly portion of the existing Central Library site (Alternatives Nos. 4a, 4b, 4c, and 4d) will affect the view from the northerly face of the California Club building. The Biltmore Hotel is located easterly of the existing Library site; the back side of the Hotel fronts on Grand Avenue. Therefore, views from the Hotel will be affected by any construction on the easterly portion of the existing site. The impacts relating to obstruction of views from the California Club and the Biltmore Hotel are discussed separately under the appropriate section.

c. Circulation

(1) Vehicular Circulation

The impacts relating to vehicular circulation are anticipated to be similar to those of the proposed project (refer to Section III B3c(1)).

It should be noted that the development of the existing Library site in full conformance with the potential allowed by zoning could result in considerably more traffic, especially at peak hours, than development of the site for library purposes.

(2) Pedestrian Circulation

A pedway system may be built in conjunction with the construction of any of the on-site alternatives. Bridges connecting the Library site with adjacent buildings (e.g., the Arco Towers, the Biltmore Hotel) and with a People Mover Station are proposed. An illustration of bridge locations for the proposed project is presented in Attachment 11. The locations of these bridges and the pedway system within the Library site differ depending upon the alternative (i.e. building configuration).

As stated in Section III B3c(2), library operation requirements necessitate pedway routes outside of the Library building.

Ample street level pedestrian access is also proposed as well as convenient access from any parking structure that may be constructed for Library patrons.

Adequate facilities for access by the handicapped will be provided.

(3) Parking

Two options for parking facilities are considered: (i) On-site (parking on the existing Library property), and (ii) Off-site (parking on nearby property). The impacts relating to on-site parking are anticipated to be similar to those of the proposed project (refer to Section III B3b(1)). For discussion of the impacts relating to off-site parking, please refer to Section VI C12.

d. Air

The impacts relating to air are anticipated to be similar to those of the proposed project (refer to Section III B4).

e. Noise

The impacts relating to noise are anticipated to be similar to those of the proposed project (refer to Section III B5).

f. Service Systems

The impacts relating to service systems are anticipated to be similar to those of the proposed project (refer to Section III B6).

g. Public Facilities

(1) Fire

The impacts relating to fire protection services are anticipated to be similar to those of the proposed project (refer to Section III B7b(2)).

(2) Police and Security Services

Security service needs will be dependent upon the configuration of the building. A building configuration employing a high-rise tower (e.g., Alternate No. 5) or connected facilities on adjacent lots (e.g., Alternates No. 1c, 6a or 6b) will involve more security effort than that of the proposed project. A few large floors of library space utilizing the "open space" library design (as in the proposed project) serves as a deterrent to crime by minimizing hidden and sheltered areas and, therefore, reduces security service needs. An electronic surveillance system is proposed with any of the alternates to provide additional security and safety.

It is not anticipated that any change will occur in the number of "undesirables" who frequent the Library area because of the construction of new and/or improved facilities. The security problems relating to "undesirables" will continue.

The Library Department has its own internal security force that is responsible for handling security within the context of normal library operations. The building configuration, and consequently, the security needs of the building will dictate the size of this internal security force.

Public police protection services are provided by the City of Los Angeles Police Department. Requirements for these services are anticipated to be similar to those of the proposed project (see Section III B7b(1)).

(3) Library Operations

Refer to the detailed discussion for each alternate for an analysis of the effect upon library operations.

h. Paleontological, Archaeological and Historical

(1) Paleontological

The impacts relating to paleontological resources are anticipated to be similar to those of the proposed project (refer to Section III B8a(3)).

(2) Archaeological

The impacts relating to archaeological resources are anticipated to be similar to those of the proposed project (refer to Section III B8a(2)).

(3) Cultural Resources

Cultural resource impacts are described in the detailed discussions for each alternate.

i. Socio-Economic

It is anticipated that all of the on-site alternatives will have social impacts similar to those created by the proposed project (refer to Section III B9).

j. Growth Inducement

The impacts relating to growth inducement are anticipated to be similar to those of the proposed project (refer to Section III B2c(2) and Section V C).

k. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be similar to those of the proposed project (refer to Section IV A).

l. Long-Term Implications

It is anticipated that all of the on-site alternatives will generally have long-term implications similar to those of the proposed project (refer to Section V). Those alternatives involving no expansion (Alternates 1a and 1b) or more than one building (Alternates 1c, 6a and 6b) would involve some different long-term implications as compared with the proposed project.

ALTERNATE 1a

3. Environmental Analysis - Alternate 1a

a. Description of the Alternate

(1) Location

This alternate involves improvements at the existing Central Library, located at 630 West 5th Street (see Attachment 2).

(2) Technical Characteristics

Alternate 1a involves restoration of the existing structure (see Attachment 12, Sheets 2-3).


The restored building will provide approximately 147,950 net usable square feet (NSF) of library space. The term "restoration", as used in this report, differs from "renovation". Restoration involves (1) repairing the building in accordance with the original design, and (2) upgrading certain facilities (i.e. electrical and mechanical facilities, access by handicapped, fire safety systems) to current Building Code standards. The scope of work considered appropriate for a restoration project may vary with different architects. The following is a list of typical elements:

(a) Building Interior*

- o Rooms - Repair and rehabilitation of existing rooms, including east wing.
- o Removal of administrative functions from the third floor and modification of existing spaces in anticipation of its use for library services.
- o Elevators - Remove and replace seven elevators in new fireproof shafts.
- o Stairwells - Remove and replace all open fire exit stairs.
- o Stack Floors - Remove seven vertical levels of stack floors. Add new fire separated slabs to eliminate the fire flue.
- o Roofing - Repair existing roof.

*See Table VI C1 for summary of floor space allocation

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 1a

FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	25,700	*	*
M	*	*	13,700	*	*
2	*	5,650	30,200	*	*
1	*	5,650	30,200	175 spaces	*
B	*	5,650	31,200	*	*
S-1	*	*	*	*	*
S-2	*	*	*	*	*
S-3	*	*	*	*	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	*	16,950	131,000		*
LIBRARY SPACE TOTAL	147,950 NSF				
PARKING SPACE SUB-TOTAL	*			175 spaces	*
PARKING SPACE TOTAL	175 (Existing 175 space lot to remain unless suitable replacement facilities are provided)				

ALTERNATE 1a

- o Seismic - Repair and strengthen tower against earthquake forces.
- o Miscellaneous - Patch and repair ceilings, floors, walls, and partitions; paint throughout.
- o Mechanical - Provide all new heating, ventilating and air conditioning. Remove old systems and replace with new chillers, pumps, air handling equipment, ductwork and controls.
- o Replace all plumbing fixtures, piping, vents and drains throughout.
- o Add new fire sprinklers in basement, mechanical and storage rooms.
- o Provide new electrical wiring, switches, panels, circuits, conduit, switchgear, transformer and new lighting.
- o Replace fire alarm system and security alarms.

(b) Building Exterior and Grounds

- o Repair and rehabilitation of exterior building surfaces.
- o Upgrading the six original building entrances per current codes.¹
- o The existing staff parking lot on the west side would remain. Note that as a variation to this alternate, the parking could be relocated off-site, permitting restoration of the west grounds. See Section VI C3e for off-site parking alternatives.

(3) Objectives:

The overall objectives of this alternate are the same as described in Section I B except that additional library space would not be provided. The specific objectives of restoring the building are as follows:

- o Retention of the existing library building designed by Bertram Goodhue, a well known architect, and preservation of a historic monument.

¹A maximum of six entrances could potentially be used; however, to reduce security costs, it may be desirable to actively use only some of these entrances.

ALTERNATE 1a

- o Maximum utilization of available library space at the least possible restoration cost.

b. Environmental Setting

The environmental setting for the proposed project is described in various locations within Sections II and III of this report. Section II presents an overview of the regional setting. Section III is divided into subsections such that each discussion was set forth separately as it related to the various environmental impact categories. Such an approach was followed in an effort to avoid confusion and to render the discussion of each impact category more complete.

With respect to the discussion of the environmental setting as it relates to on-site alternates, it was considered redundant to reprint the same information in the same format since the existing setting is the same for the proposal and each on-site alternate.

Bearing the preceding discussion in mind, the reader is requested to refer to the appropriate subcategory of Section II or III (Environmental Impacts of the Proposed Project) if it becomes necessary to review the existing environmental setting relative to the on-site alternate under consideration.

c. Environmental Impacts - Physical Features

Unlike the proposed project, this alternative involves no grading; other impacts are similar to the proposed project (see Section III B1).

d. Environmental Impacts - Land Use and Zoning

Zoning of the existing site and the adjacent land uses are discussed in Section III B2. The surrounding area is zoned for commercial uses (Zones C4-4 and C5-4). Refer to Attachment No. 8, Sheet 1 for a zoning map of the area around the existing Central Library site.

e. Environmental Impacts - Circulation

The impacts of this alternate upon vehicular circulation are anticipated to be less than that of the proposed project if expanded parking facilities are not provided. Refer to Section III B3c(1). By implementing this

alternate, patronage is expected to be less due to lack of open library space, hence it would generate less traffic compared to the proposed project.

The existing parking lot provides 175 spaces for the staff parking, which is inadequate for present and future needs. However, off-site parking for 600 cars for staff and patrons could be provided to mitigate this situation (see Section VI C12). This would permit restoration of the west grounds which would have a beneficial aesthetic impact. If the existing parking lot remains, the inadequate space and aesthetic impacts would be unavoidable adverse impacts.

The impacts of roadway widening and pedway installation would be similar to that described for the proposed project (see Section III B3). This is applicable whether or not the improvements are constructed concurrently with library building construction. The impacts relating to public transportation would be similar to that of the proposed project. Refer to Sections III B3a(2) and III B3a(3).

f. Environmental Impacts - Air

The impacts relating to air are anticipated to be similar to those of the proposed project. Refer to Section III B4.

g. Environmental Impacts - Noise

The impacts relating to noise are anticipated to be similar to those of the proposed project. Refer to Section III B5.

h. Environmental Impacts - Service Systems

The impacts relating to service systems are anticipated to be similar to those of the proposed project. (Refer to Section III B6), except utility usage should be less due to provision of a smaller building.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

The impacts relating to police and security services are anticipated to be generally similar to the proposed project, described in Section III B7b(1), though a smaller building would be provided. Additional entrances requiring security personnel would be involved. Security problems inherent in the existing building due to lack of large open spaces would continue.

ALTERNATE 1a

(2) Fire Protection

The impacts relating to fire protection services are anticipated to be similar to those of the proposed project described in Section III B7b(2).

(3) Library Operations

Library operations would be significantly disrupted during construction. Restoration work could be done either (i) in different phases, or (ii) simultaneously throughout the building. Phased construction would necessitate temporary relocation of parts of the collection. Alternatively, the entire library collection could temporarily be moved to a separate location during the construction and limited library services could be provided.

With respect to library operations, the Library Department had the following comments:¹

"This alternate is not acceptable, as it would result in a major reduction of the limited amount of space now in the building. Since the most important problem which the Library faces is lack of room for shelving the present collection, with no possibility of housing future acquisitions, this cannot be considered a feasible alternative.

"The alternate does not detail public parking facilities. Lack of these would simply continue the present situation, which makes access to the building for those who need to drive there both difficult and costly. The provision of public parking is one of this department's major concerns in Central Library development.

"The amount of space available in the present administration area is quite limited, and will not be able to accommodate public service units of any size. It is also not certain whether floor load capacity on the third floor is adequate.

"Simple restoration of the building would ignore the desire for flexibility in the arrangement of collections and services which is one of the Library's principal criteria in building design.

"The Library Department remains opposed to the reconstruction of the former west side landscaping with its three pools. This is because during most

¹Library (1977h), p. 1

ALTERNATE 1a

of their existance these pools presented major problems of maintenance and constituted an attractive nuisance. The health and security problems resulting from these pools were major and constant, and it would not be reasonable to expect the City to again involve itself in these difficulties.

"This department opposes the restoration of all of the six former entrances. This number is far too large to make adequate control of materials leaving the building possible without very major increases in cost for circulation personnel, security officers, and electronic theft detection installations.

"Finally, it should be pointed out that this project would probably result in the elimination of Central Library service during the construction period, since operations in the building could not continue during that time. Previous investigations have almost ruled out the possibility of finding available rental space of the size and structural requirements needed to operate the entire library. This would cause incalculable and permanent harm to library services in this City."

Disruption of library services during construction is an unavoidable adverse impact.

The problem of insufficient space cited above could be partially mitigated by extensive implementation of space saving techniques such as microfilming, discarding obsolete materials, warehousing little used books, or decentralizing the collection. However, the lack of open stack, open space, flexible facilities for most of the collection would constitute an unavoidable adverse impact.

ALTERNATE 1a

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological

The impacts relating to archaeological and paleontological resources are anticipated to be similar to those of the proposed project as described in Sections III B8a(2) and III B8a(3) respectively.

(2) Cultural Resources - Central Library

This alternate would not significantly affect the interior or exterior of the building. The original design of the building would remain the same. No demolition or major alterations would be made. All the works of art would remain intact, without changing their original intent and effect. Therefore, Alternate 1a would have a beneficial impact on the Central Library's cultural resources.

The off-site parking variation discussed in Section VI C3e would permit restoration of the west grounds per the original design, (see renderings, Attachment 14a) further enhancing the cultural resources of the site. Retention of the existing parking lot would preclude this restoration, and the present visual impacts would continue.

(3) Cultural Resources - California Club

The environmental setting of the California Club is the same as described in Section III B8c(2)(a). Alternate 1a will not have any significant environmental impact upon the California Club.

(4) Cultural Resources - Biltmore Hotel

The environmental setting of the Biltmore Hotel is the same as described in Section III B8c(3)(a). The proposed alternate will not have any significant visual impact upon the Biltmore Hotel. Pedway impacts will be similar to those described in Section III B3c(2), if constructed.

ALTERNATE 1a

k. Environmental Impacts - Socio-Economic

The project was initiated in response to an increasing demand, by the public as well as the library's staff, for adequate central library services. Simple restoration of the building would not provide additional space required for the expansion, resulting in a significant diminution of services to the public. This alternate will have social impacts similar to those created by the proposed project as described in Section III B9.

l. Measure to Reduce Energy Consumption

It is anticipated that the project will utilize more energy than the present facility. Since the project has not yet been designed, energy conservation measures to be included in the project cannot be precisely described but are anticipated to be similar to those anticipated with the proposed project (see Section IV).

m. Long-Term Implications

This alternate will have some positive long-term effects upon the operation and function of the Central Library. It will provide a facility that will safely house the books; be modern and up-to-date with respect to electrical, mechanical, transportation and communication systems. It will eliminate inconveniences associated with the present conditions, and permit improved public services. There would be a positive favorable impact upon the architectural integrity of the building and the works of art within it. However, the restored structure will not provide much needed additional space for the anticipated growth in the materials collection nor will it facilitate the achievement of the open plan library.

4. Environmental Analysis - Alternate 1b

a. Description of the Alternate

(1) Location

This alternate involves improvements at the existing Central Library, located at 630 West 5th Street (see Attachment 2).

(2) Technical Characteristics

The term "renovation" as used in this report, differs from "restoration". Renovation involves: (1) Eliminating non-load bearing walls in order to provide large open space and facilitate library operations and security, (2) upgrading certain facilities (i.e. electrical and mechanical facilities, access by handicapped, fire safety system) to current Code standards, (3) providing new facilities to modernize the Library.

Alternate 1b involves renovation of the existing structure (see Attachment 12, Sheets 2-3).^{*} This renovation plan will retain the east wing, upgrade the existing building to modern library standards and will provide approximately 162,700 NSF of library space. The scope of work considered appropriate for a renovation project may vary with different architects. Typical elements would involve all the work as planned in Alternate 1a plus the following:

- o Extensive rebuilding of all entrances and exits, to meet present codes, and permit access for the handicapped.¹
- o Installation of two pairs of escalators between the basement and first floors and between the first and second floors may be included, depending on the specific architectural design.
- o Elimination of many of the non-load bearing walls and partitions in the interior of the building which significantly reduce operational space and divide the structure into numerous small, inflexible, and inefficient spaces.

^{*}See Table VI C2 for floor space allocation.

¹A maximum of six entrances could potentially be used; however, to reduce security costs, it may be desirable to actively use only some of these entrances.

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 1b


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	*	6,200	33,200	*	*
1	*	6,200	33,200	175 spaces	*
B	*	6,200	34,300	*	*
S-1	*	*	*	*	*
S-2	*	*	*	*	*
S-3	*	*	*	*	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	*	18,600	144,100	*	*
LIBRARY SPACE TOTAL	162,700 NSF				
PARKING SPACE SUB-TOTAL	*			175 spaces	*
PARKING SPACE TOTAL	(Existing 175 space lot to remain unless suitable replacement facilities are provided)				

TABLE VI C2

- o Many additional changes would have to be made in any effort to bring the present building up to modern building code standards, and only the major modifications have been described.
- o The existing staff parking lot on the west side would remain. As a variation to this alternate, the parking could be located off-site, permitting restoration of the west grounds. See Section VI C3e for details.

(3) Objectives

The overall objectives of this alternate are the same as described in Section I B except that this alternate does not provide for additional library space. The specific objectives of renovating the Library are as follows:

- o Retention of the exterior portion of the Library structure and preservation of the Library as a historic monument.
- o Provision of more open space by removing interior walls and screens to facilitate the library operations.
- o Maximum utilization of the available space.

b. Environmental Setting

The environmental setting is the same as described in Section II A.

c. Environmental Impacts - Physical Features

Unlike the proposed project, this alternate involves no grading; other impacts are similar to the proposed project (see Section III B1).

d. Environmental Impacts - Land Use and Zoning

Zoning of the existing site and adjacent land uses are discussed in Section III B2. The surrounding area is zoned for commercial uses (Zones C4-4 and C5-4). Refer to Attachment No. 8, Sheet 1 for a zoning map of the area around the existing Central Library site.

e. Environmental Impacts - Circulation

The impacts of this alternate upon vehicular circulation are anticipated to be less than that of the proposed project if expanded parking facilities are not provided. Refers to Section III B3c(1) for further discussion.

The existing parking lot provides 175 spaces for the staff parking, which is inadequate for present and future needs. However, off-site parking for 600 cars for staff and patrons could be provided to mitigate this situation. (See Section VI C12). This would permit restoration of the west grounds and could have a beneficial aesthetics impact. If the existing parking lot remains, the inadequate space and aesthetic impacts would be unavoidable adverse impacts.

The impact of roadway widening and pedway installation would be similar to that described for the proposed project (See Section III B3). This is applicable whether or not the improvements are constructed concurrently with library building construction. The impacts relating to public transportation would be similar to those of the proposed project. Refer to Section III B3a(2) and Section III B3a(3).

f. Environmental Impacts - Air

Air impacts are anticipated to be similar to those of the proposed project. Refer to Section III B4.

g. Environmental Impacts - Noise

Noise impacts are anticipated to be similar to those of the proposed project. Refer to Section III B5.

h. Environmental Impacts - Service Systems

The impacts relating to service systems are anticipated to be similar to those of the proposed project (refer to Section III B6), except utility usage should be less due to provision of a smaller building.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

The impacts relating to police and security services are anticipated to be generally similar to the proposed project, described in Section III B7b(1). Though a smaller building would be provided, additional entrances requiring security personnel would be provided. The net result is expected to be fewer security problems than with the proposed project.

(2) Fire Protection

The impacts relating to fire protection services are anticipated to be similar to those of the proposed project as described in Section III B7b(2).

(3) Library Operations

Library operation would be significantly disrupted during construction. Renovation work could be done in different phases, necessitating temporary relocation of parts of the collection. Alternatively, the entire library collection could be moved to a separate location during the construction phase and as a result of the relocation would provide only limited library services.

Analysis of this alternate by the Library Department has generated the following comments with respect to library operations:¹

"This alternate is not acceptable in that it removes some existing space and does not provide for any space increase for the inevitable future expansion of the collections. Since insufficient space is the most important problem facing the Central Library, this plan cannot be considered feasible....

"The alternate does not detail public parking facilities. Lack of these would simply continue the present situation, which makes access to the building for those who need to drive there both difficult and costly. The provision of public parking is one of this department's major concerns in Central Library development.

"Although this alternate would provide more flexible open areas than alternate 1a, these spaces would still not be of adequate size to properly house the major subject departments.

"The amount of space available in the present administration area is quite limited, and will not be able to accommodate public service units of any size. It is also not certain whether floor load capacity on the third floor is adequate.

"The Library Department remains opposed to the reconstruction of the former west side landscaping with its three pools. This is because during most of their existence these pools presented major problems of maintenance and constituted an attractive nuisance. The health and security problems resulting from these pools were major and constant, and it would not be reasonable to expect the City to again involve itself in these difficulties.

¹Library (1977h), p. 2

"This department opposes the restoration of all of the six former entrances. This number is far too large to make adequate control of materials leaving the building possible without very major increases in cost for circulation personnel, security officers, and electronic theft detection installations.

"Finally, it should be pointed out that this project could probably result in the elimination of Central Library service during the construction period, since operations in the building could not continue during that time. Previous investigations have almost ruled out the possibility of finding available rental space of the size and structural requirements needed to operate the entire library. This would cause incalculable and permanent harm to library services in this city."

Disruption of library services during construction is an unavoidable adverse impact.

The problem of insufficient space cited above could be partially mitigated by extensive implementation of space saving techniques such as microfilming, discarding obsolete materials, warehousing little used books or decentralizing the collection. However, the lack of sufficient space to house most of the collection in open stacks would constitute an unavoidable adverse impact.

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological

The impacts relating to archaeological and paleontological resources are anticipated to be similar to those of the proposed project as described in Section III B8a(2) and Section III B8a(3), respectively.

(2) Cultural Resources - Central Library

The environmental setting of the Central Library is the same as described in Section III B8c(1)(a).

ALTERNATE 1b

This alternate will provide modern facilities and add new equipment. It will not involve demolition of exterior portions of the building but the interior partition walls will be removed to provide more open area. If escalators were included as part of this alternate, the removal of floors to accommodate them would constitute a visible change. This would change the setting of some works of art, and alter the appearance of the original spaces. The rotunda dome, murals and great central chandelier would not be physically altered.

An evaluation of the significance of the impacts of these changes must be based upon the specific design and subjective assessment of the altered aesthetics of the building interior.

(3) Cultural Resources - California Club

The environmental setting of the California Club is the same as described in Section III B8c(2)(a). Alternate 1b will not have any significant environmental impact upon the California Club.

(4) Cultural Resources - Biltmore Hotel

The environmental setting of the Biltmore Hotel is the same as described in Section III B8c(3)(a). The proposed alternate will not have any significant visual impact upon the Biltmore Hotel. Pedway impacts will be similar to those described in Section III B3c(2), if constructed.

k. Environmental Impacts - Socio-Economic

It is anticipated that Alternate 1b will have social impact similar to those created by the proposed project, described in Section III B9.

l. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be the same as described in Section VI C31.

m. Long-Term Implications

Long-term implications of this alternate are somewhat similar to those of the proposed project (see Section V), except that some adverse impacts associated with the proposed project are not involved with this alternate and vice versa.

ALTERNATE 1b

Alternate 1b includes the following long-term impacts not involved with the proposed project: (1) retention of the east wing and open space at the existing site, (2) less alteration to the existing works of art and the original architectural theme, and (3) preservation of the view of the original facades.

This alternate would have certain long-term impacts on library operations which may be viewed as adverse, particularly the lack of sufficient space for library and parking.

5. Environmental Analysis - Alternate 1c

a. General Description

This alternate involves improvements, both at the existing Central Library, 630 West 5th Street (see Attachment 2) and at an off-site location. It involves remodeling the existing library and providing new expanded space off site. Examples of off-site construction are discussed under Alternates 6a and 6b. This concept was employed in the renovation of the Chicago Central Library. Refer to Section III B7a(4)(e) for a description of the Chicago project.

Table VI C3 illustrates the floor space allocation for Alternate 1c. This concept would divide the Library collection and would provide library services at two different locations. It would in effect result in a certain degree of decentralization depending upon the proximity of the new building and would lead to increased permanent operating costs. These costs would result from the need for duplicating library materials to be housed in two locations and the necessity for employing a considerable number of additional personnel to provide augmented circulation functions, informational services and internal security.

The Library Department advised¹ that:

"Division of the Central Library into two separate buildings would defeat the Library's attempt to secure greater flexibility in its interior arrangements, making it impossible to cluster departments or to make changes relative to unforeseeable variations in the expansion of the various collections and services. The Library is now experiencing tremendous problems because of the building's inflexible division into a number of small, separate rooms, and this condition would be aggravated beyond measure if it was split into two separate buildings."

During the entire period of restoration, public services would be disrupted to a certain degree. The new library structure could be provided as first phase. Then the library collection would be moved to permit work in the existing building.

The environmental impacts related to physical features, land use and zoning, circulation, air and noise would vary depending upon the site chosen. Some of the impacts are similar to those described in Alternate 6a.

¹Library (1977h), p. 3.

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 1c


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	25,700	*	49,000
M	*	*	13,700	*	*
2	*	5,650	30,200	*	49,000
1	*	5,650	30,200	*	49,050
B	*	5,650	31,200	*	200 sp.
S-1	*	*	*	*	200 sp.
S-2	*	*	*	*	200 sp.
S-3	*	*	*	*	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	*	16,950	131,000	*	147,050
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	*			*	600 sp.
PARKING SPACE TOTAL	600 spaces				

TABLE VI C3

ALTERNATE 1c

The major unavoidable adverse impacts involved with this alternate are summarized below:

- o Division of library services would increase operating costs for library staff and security personnel, and conflict with Library Department operational objectives.
- o Disruption of library services during remodeling is inherent in any on-site work.
- o Other unavoidable adverse impacts would vary depending upon the site chosen for an off-site facility.

ALTERNATE 2

6. Environmental Analysis - Alternate 2

a. Description of the Alternate

(1) Location

This alternate involves improvements at the existing Central Library, located at 630 West 5th Street (see Attachment 2).

(2) Technical Characteristics

This alternate provides 295,000 NSF of library space and 600 on-site parking spaces (see Attachment 12, Sheets 4-5). The following elements are involved:

(a) Building Interior*

- o Removal of most existing interior walls to provide a new open-space concept.
- o Removal of all seven stack floors and provision of open shelves accessible to the public.
- o Removal of the administrative functions from the third floor and modification of existing spaces in anticipation of its use for library services.
- o Upgrading or replacement of existing mechanical equipment so as to conform to modern standards.
- o Renewal of and the necessary additions to the electrical system.
- o Addition of air conditioning to all rooms.
- o Retention of east wing including the rehabilitation of the Children's Room and Court.

*See Table VI C4 for summary of floor space allocation

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 2


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	*	6,200	33,200	*	*
1	*	6,200	33,200	*	*
B	*	6,200	34,300	*	*
S-1	25,150	*	*	41,000	*
S-2	25,150	*	*	41,000	*
S-3	100 sp.	*	*	150 sp.	*
S-4	100 sp.	*	*	150 sp.	*
S-5	100 sp.	*	*	*	*
LIBRARY SPACE SUB-TOTAL	50,300	18,600	14,100	82,000	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	300 sp.			300 sp.	*
PARKING SPACE TOTAL	600 spaces				

TABLE VI C4

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ALTERNATE 2

(b) Building Exterior and Grounds

- o Repair and rehabilitation of exterior building surfaces.
- o Removal of the existing employee parking facility and reconstruction of the original west gardens and formal entrance.
- o Upgrading building entrances per current codes.

(c) On-Site Expansion

- o All on-site expansion will be underground to preserve the view of the existing building; the floor of highest elevation (Sub-basement S-1) is envisioned being below the existing basement level, and appropriately connected.
- o A second floor (S-2) below S-1 similar in size to it.
- o Subterranean parking garages below S-1 and S-2.
- o Floors S-1 and S-2 are envisioned comprising 50,300 NSF on the easterly portion of the site and 82,000 NSF on the west.
- o Provision of 600 subterranean on-site parking spaces on levels S-3, S-4 and S-5.

(3) Objectives

It is the objective of this alternate to present a project concept that is similar to Alternate 1b with respect to architectural preservation and yet at the same time provides the following enhancement to library services; (1) utilization of the open shelf open space interior, (2) provision of 295,000 NSF and (3) provision of on-site parking for 600 automobiles.

ALTERNATE 2

b. Environmental Setting

Please refer to Section VI C3b for general discussion on environmental setting.

c. Environmental Impacts - Physical Features

- (1) With respect to environmental impacts related to physical features, those associated with the following impact categories are considered to be insignificant:

- (a) Hydrology
- (b) Climate and Meteorology
- (c) Animal Life

There are no differences between the proposed project and Alternate 2 regarding insignificant impacts (reference Section III Bla).

- (2) Those impacts considered to be potentially significant are related to the following impact categories:

- (a) Major Land Formations and Seismic Activity
- (b) Plant Life

The only difference between Alternate 2 and the proposed project relating to major land formations and seismic activity is the necessary excavation of 352,000 cubic yards of earth, an increase of some 113,000 cubic yards (reference Section III Blb(1)).

Impacts upon plant life are considered significant with the proposed project since the proposed construction would require the removal of all existing ground cover without possibility of replacement (reference Section III Blc(1)). In contrast, however, with Alternate 2, impacts upon plant life are considered to be only potentially significant. This is because all of the ground

ALTERNATE 2

cover to be removed for excavation purposes would be replaced in as near to original condition as possible. Furthermore, Alternate 2 proposes reconstruction of the original west gardens and formal entrance.

d. Environmental Impacts - Land Use and Zoning

(1) Insignificant Environmental Impacts

The insignificant impacts associated with this alternate are the same as those discussed in the applicable section for the proposed project. Refer to Section III B2a for discussion.

(2) Potentially Significant Environmental Impacts

Those impacts associated with the proposed project that are considered potentially significant are analogous to those considered potentially significant with this alternate. Refer to Section III B2b for discussion.

(3) Significant Environmental Impacts

(a) Aesthetics

This alternate proposes that all new construction be placed underground and that the re-landscaped grounds be restored to their original condition. All building facades, their view and the original site setting would be preserved.

The interior of the building would be significantly altered in much the same way as with the proposed project, although this alternate does propose the preservation of the existing east wing that contains the Children's Room and Court.

The effect upon the interior of the existing building is considered as significantly adverse, though not as much as with the proposed project due to the retention of the east wing.

ALTERNATE 2

Since this proposal would substantially alter the interior configuration of the present structure by removing many of the space delineating interior walls, there are no methods of mitigation available for this impact; thus adverse impacts upon the aesthetics of the present interior space configuration are unavoidable.

Pedways, if constructed, may affect the views of the exterior.

(b) Land Use and Zoning in the Surrounding Area

The impacts upon land use and zoning presented by this alternate are the same as for the proposed project (reference Section III B2c(2)).

e. Environmental Impacts - Circulation

Environmental impacts relating to circulation that are associated with the implementation of this alternate will be essentially the same as those of proposed project (reference Section III B3).

f. Environmental Impacts - Air

- (1) Impacts upon air caused by this alternate within the following categories are considered as insignificant (reference Section III B4a).

- (a) Odor

- (b) Climate Alterations

- (2) Impacts within the following category are considered as potentially significant just as with the proposed project (reference Section III B4b):

- (a) Air Quality

- (3) There are no impacts associated with air that are considered to be significant.

ALTERNATE 2

g. Environmental Impacts - Noise

- (1) The impacts relating to noise that are listed below are considered to be insignificant just as with the proposed project (reference Section III B5a):
 - (a) Stationary Noise
 - (b) Construction Noise
- (2) The only potentially significant environmental impacts associated with noise are those that relate to highway noise. Please refer to Section III B5b for a complete discussion since noise impacts of this alternate are essentially the same as for the proposed project.
- (3) There are no impacts related to noise associated with this alternate that are considered significant.

h. Environmental Impacts - Service Systems

- (1) Impacts of this alternate associated with the following sub-categories are considered to be insignificant. Please refer to Section III B6a for a complete discussion of each of the following:
 - (a) Electrical supply, natural gas and water
 - (b) Sanitary sewers.
 - (c) Solid waste.
 - (d) Surface Water Runoff*
 - (e) Communications
- (2) There are no potentially significant or significant environmental impacts anticipated with this alternate.

*There may be less storm water runoff with this alternate since a larger portion of the site will be occupied by landscaped areas.

ALTERNATE 2

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

Impacts associated with this category will be essentially equivalent to those discussed in Section III B7b(1) in reference to the proposed project.

(2) Fire Protection

This alternate involves elements relating to fire protection that are similar to those discussed in Section III B7b(2) for the proposed project.

(3) Library Operations

The construction impacts discussed in Section III B7c(1)(b) and mitigation measures discussed in Section III B7c(1)(c) are applicable to this alternate. The following is a Library Department analysis of effect of this alternate upon future library operations:^{1,2}

"This alternate is somewhat more acceptable than some of the other proposals, since it provides space for expansion in a single building, a degree of improved flexibility, and adequate on-site parking.

"However, it tends to insulate the existing portion of the building by almost completely separating it from the new expansion. The present structure would be perched on top of the new space, with little or no horizontal connection. This would partly defeat the Library's need for maximum flexibility, and probably make it impossible to cluster or arrange departments in the most advantageous manner.

¹Library (1977h), p. 4.

²The Library Department also indicates that staff requirements would be approximately two percent higher than with the proposed project, due to the layout of operating space inherent in this alternate. Increases in clerical staff and security personnel would be required for additional entrances in excess of the present two entrances. (Library(1977g), Library(1978b)).

ALTERNATE 2

"Since the Library's operations would be located on six and possibly seven levels, this would not fulfill the requirement of a maximum of five floors in a new or expanded structure. The amount of horizontal transportation, such as elevators would be greatly increased because of the number of floors and because elevators would be needed in at least two and possibly three locations in the building. Horizontal transportation is comparatively slow and clumsy for library materials, and represents a very considerable expenditure of space which would have to be subtracted from operating area.

"It should also be noted that the two below grade expansions do not meet, since the existing building allows no connection between them. Library users and staff could not directly move from one to the other, but would have to move up either one or two floors into the old building and then down again on the other side. This is a clumsy arrangement totally unsuited to efficient movement, and adds to the space consuming need for public and service elevators.

"The underground portions would suffer from a complete absence of natural light.

"The retention of the east wing poses a problem to the Library, since all of the space in this small portion of the building is of insufficient size for present day library requirement.

"The proposed renovation of the interior of the existing structure is acceptable. However, this Department's strong objections regarding the opening of all entrances and the restoration of the original west side landscaping still apply."

The spatial arrangement proposed with this alternate is an integral part of its design, and therefore, the impacts pertaining to operational efficiency cited above cannot be mitigated. The adverse impacts regarding future operations that have been denoted by the Library Department would be unavoidable with the implementation of this alternate.

ALTERNATE 2

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological

As with the proposed project, this alternate will have an insignificant impact upon archaeological and paleontological elements (reference Section III B8a).

(2) Cultural Resources - Central Library

Section III B8c(1) describes the existing cultural resources at the Central Library. The following discussion describes the impacts upon those resources that relate to the implementation of this alternate.

(a) Interior

A specific interior renovation plan has not been proposed for this alternate; however, some general statements can be made regarding any plan that would be devised.

- o The present east wing containing the Children's Room and Court would be retained.
- o Many of the interior rooms would be altered to provide the open space concept.
- o Many of the interior art objects would be relocated in the new interior although their future location has not been determined.

(b) Exterior

The impact of this alternate upon the exterior and grounds would be beneficial with respect to visual aesthetics and cultural resources. All existing building facades would be preserved, all existing landscaping would be replaced in as near to present condition as possible; the original west gardens and formal entrance would be restored and, except for the possible installation of the pedways, the existing view of the structure and grounds would be maintained.

ALTERNATE 2

Since this proposal involves a complete renovation of the existing interior as with the proposed project (with the exception of the retention of the east wing), the mitigation measures set forth in Section III B8c(1)(c)(ii) for the proposed project are applicable to this alternate. As with the proposed project, adverse impacts caused by relocation or alteration of numerous cultural resources within the Central Library site are unavoidable.

(3) Cultural Resources - California Club

Section III B8c(2) describes the existing cultural resources at the California Club. This alternate proposes no change in relation to the California Club.

(4) Cultural Resources - Biltmore Hotel

Section III B8c(3) describes the existing cultural resources of the Biltmore Hotel. Other than implementation of the pedway system this alternate would have no other effect on this property.

k. Environmental Impacts - Socio-Economic

It is anticipated that Alternate 2 will have social impacts similar to those created by the proposed project, described in Section III B9.

1. Measures to Reduce Energy Consumption

It is anticipated that implementation of this alternate will have a similar impact upon energy consumption as the proposed project. It is further anticipated that essentially the same methods to reduce energy consumption use would be employed with this alternate as with the proposed project. Refer to Section IV A for a discussion of this matter.

m. Long-Term Implications

The long-term implications associated with the implementation of this alternate are essentially the same as those discussed for the proposed project in Section V. However, the east wing, containing the Childrens Room and Courtyard, would be retained.

With Alternate 2 the long-term impacts upon the grounds and exterior of the building will be considerably less than with the proposed project.

ALTERNATE 3

7. Environmental Analysis - Alternate 3

a. Description of the Alternate

(1) Location

This alternate involves improvements at the existing Central Library, located at 630 West 5th Street (see Attachment 2).

(2) Technical Characteristics

This alternate involves addition of a two-story east wing to the existing building (see Attachment 12, Sheets 6-7).

The resulting structure will provide 295,000 NSF for library services. The following elements are involved:

(a) Building Interior*

- o Removal of most existing interior walls to provide a new open-space concept.
- o Removal of all seven stack floors and provision of open shelves accessible to the public.
- o Removal of the administrative functions from the third floor and modification of existing spaces in anticipation of its use for library services.
- o Upgrading or replacement of existing mechanical equipment so as to conform to modern standards.
- o Renewal of and the necessary additions to the electrical system.
- o Addition of air conditioning to all rooms.
- o Retention of the east wing including the rehabilitation of the Children's Room and Court.

*See Table VI C5 for summary of floor space allocation

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 3


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	33,075	6,200	33,200	*	*
1	33,075	6,200	33,200	*	*
B	33,075	6,200	34,300	*	*
S-1	33,075	*	*	150 sp.	*
S-2	100 sp.	*	*	150 sp.	*
S-3	100 sp.	*	*	100 sp.	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	132,300	18,600	144,100	*	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	200 sp.			400 sp.	*
PARKING SPACE TOTAL	600 spaces				

TABLE VI C5

ALTERNATE 3

(b) Building Exterior and Grounds

- o Repair and rehabilitation of exterior building surfaces.
- o Removal of the existing employee parking facility and reconstruction of the original west gardens and formal entrance.
- o Upgrading building entrances per current codes.

(c) On-Site Expansion

- o The above grade expansion will consist of a two-story east wing addition comprising 66,150 NSF.
- o There will be a basement (B) and sub-basement (S-1) addition also on the easterly portion of the site comprising 66,150 NSF.
- o Provision of 600 subterranean on-site parking spaces on levels S-1, S-2 and S-3.

(3) Objectives

Alternate 3 is proposed with the objective of preserving three existing building facades and reconstructing the original west gardens and formal entrance. Relative to library services it is this alternate's objective to (1) provide the open space, open shelf interior concept, (2) provide 295,000 NSF and (3) provide on-site parking for 600 automobiles.

b. Environmental Setting

Please refer to Section VI C3b for a general discussion of the environmental setting.

c. Environmental Impacts - Physical Features

- (1) Environmental impacts of this alternate upon physical features associated with the following categories are considered to be insignificant:

- (a) Hydrology
- (b) Climate and Meteorology
- (c) Animal Life

There are no differences between the proposed project and Alternate 3 regarding insignificant impacts (reference Section III Bla).

- (2) As with the proposed project, impacts associated with major land formations and seismic activity are considered to be potentially significant (reference Section III Blb). The only difference between Alternate 3 and the proposed project is the necessary excavation of 285,000 cubic yards of earth, an increase of some 46,000 cubic yards.
- (3) As in the proposed project, environmental impacts related to plant life will be significant with Alternate 3. Both concepts require all existing ground cover to be removed, although the Alternate 3 concept would reconstruct the original west gardens and formal entrance. With both concepts the entire easterly portion of the present grounds would be eliminated to provide room for above grade building additions (reference Section III Blc).

Implementation of this alternate would have the effect of shifting the open space area from its present location at the easterly portion of the property to the westerly portion now occupied by the employee parking area.

The mitigation measures discussed in Section III Blc(1)(c) for the proposed project would be applicable to this alternate since both plans call for some form of above grade building addition and ground cover removal. Adverse impacts involving the destruction of the existing vegetation and loss of unpaved green open space on the easterly portion of the property are unavoidable with the implementation of this alternate.

ALTERNATE 3

d. Environmental Impacts - Land Use and Zoning

(1) Insignificant Environmental Impacts

The insignificant impacts associated with this alternate are the same as those discussed in the applicable section for the proposed project. Refer to Section III B2a for discussion.

(2) Potentially Significant Environmental Impacts

Those impacts that are considered potentially significant with the proposed project are analogous to those considered potentially significant with this alternate. Refer to Section III B2b for discussion.

(3) Significant Environmental Impacts

(a) Aesthetics

This alternate proposes construction of a two-story east wing that would occupy the easterly portion of the existing site plus underground construction. Three building facades (south, west, north) would be preserved as would the present east wing with the Children's Room and Court. The landscaped area forming the original west gardens and formal entrance would be restored under this plan.

The present exterior aesthetics of the structure would be adversely affected with this alternate, although not as much as with the proposed project.

The interior of the building would be significantly altered in much the same way as with the proposed project, although this alternate does propose the preservation of the existing east wing which contains the Children's Room and Court. The effect upon the interior is considered as significantly adverse, though not as much (due to retention of the east wing) as with the proposed project.

Pedways, if constructed, may affect the views of the exterior (reference Section III B2c(1)).

ALTERNATE 3

Since this proposal would substantially alter the interior configuration of the present structure by removing many of the space delineating interior walls, there are no methods of mitigation available for this impact. The impact of the two-story building addition that will obstruct the view of the east facade of the present structure cannot be mitigated. Thus, impacts upon the aesthetics of the present interior space configuration are unavoidable as is the obstruction of the view of the existing east facade.

(b) Land Use and Zoning in the Surrounding Area

The impacts of this alternate upon land use and zoning are similar to those of the proposed project (reference Section III B2c(2)).

e. Environmental Impacts - Circulation

Environmental impacts relating to circulation that are associated with the implementation of this alternate will be essentially the same as those discussed in Section III B3 for the proposed project. See that section for discussion.

f. Environmental Impacts - Air

- (1) Impacts upon air caused by this alternate within the following categories are considered as insignificant (reference Section III B4a):

- (a) Odor

- (b) Climate Alterations

- (2) Impacts within the following category are considered as potentially significant just as with the proposed project (reference Section III B4b):

- (a) Air Quality

- (3) There are no impacts associated with air that are considered to be significant.

ALTERNATE 3

g. Environmental Impacts - Noise

- (1) The impacts of this alternate relating to noise that are listed below are considered to be insignificant just as with the proposed project (reference Section III B5a):
 - (a) Stationary Noise
 - (b) Construction Noise
- (2) The only potentially significant environmental impacts associated with noise are those that relate to highway noise. Please refer to Section III B5b(1) for a complete discussion on this alternate. This is essentially the same as the proposed project in this respect.
- (3) There are no impacts related to noise associated with this alternate that are considered significant.

h. Environmental Impacts - Service Systems

- (1) Impacts of this alternate associated with the following sub-categories are considered to be insignificant. Please refer to Section III B6a for a complete discussion of each of the following:
 - (a) Electrical Supply, Natural Gas and Water
 - (b) Sanitary Sewers
 - (c) Solid Waste
 - (d) Surface Water Runoff*
 - (e) Communications
- (2) There are no potentially significant or significant environmental impacts anticipated with this alternate.

*There may be less storm water runoff with this alternate since a larger portion of the site will be occupied by landscaped areas.

i. Environmental Impact - Public Facilities

(1) Police and Security Services

Impacts associated with this category will be essentially equivalent to those discussed in Section III B7b(1) in reference to the proposed project.

(2) Fire Protection

This alternate involves elements relating to fire protection that are similar to those discussed in Section III B7b(2) for the proposed project. See this section for the appropriate discussion.

(3) Library Operations

The construction impacts discussed in Section III B7c(1)(b) and mitigation measures discussed in Section III B7c(1)(c) are applicable to this alternate. The following is a Library Department analysis of the effect of this alternate upon future library operations:¹

"This alternate is somewhat more acceptable than some of the other proposals, since it provides space for expansion in a single building, a degree of improved flexibility, and adequate on-site parking.

"The resulting structure, however, would be far less flexible and open than that which would emerge from the proposed project.

"Since all expansion space would be placed on one side of the building, attached only by a relatively narrow construction to the main portion of the existing building, this would create a bottleneck in the movements of library users and materials. It would require separate and space consuming vertical transport installations in both the new construction and the old building. In the proposed project, all traffic would move along large horizontal places, and only one vertical transportation core would be needed.

¹Library (1977h), p.5.

ALTERNATE 3

"The library's preference for large, open, horizontal space lies in its desire to provide convenient open access to the greatest part of its materials for its clients, the public. It is also rooted in the fact that transportation of materials, necessary rearrangements of collections and services, and supervision and security are much more easily facilitated in that kind of configuration.

"The open concept, with large floors straight through the structure, should also result in a lesser need for various types of staff than would a design which cuts up the building into smaller and more isolated areas.

"These benefits would to a large degree be negated in this concept.

"The underground portions would suffer from a complete absence of natural light.

"The retention of the east wing poses a problem to the Library, since all of the space in this small portion of the building is of insufficient size for present day library requirements.

"The proposed renovation of the interior of the existing structure is acceptable. However, this department's strong objections regarding the opening of all entrances and the restoration of the original west side landscaping still apply."

The spatial arrangement proposed with this alternate is an integral part of its design, and therefore, the impacts pertaining to operational efficiency cited above cannot be mitigated. The adverse impacts regarding future operations that have been denoted by the Library Department would be unavoidable with the implementation of this alternate.

The Library Department indicates that staff requirements would be approximately two percent higher than with the proposed project, due to the layout of operating space inherent in this alternate. Increases in clerical staff and security personnel would be required for additional entrances in excess of the present two entrances.¹

¹Library (1977g), Library (1978b).

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological

As with the proposed project this alternate will have an insignificant impact upon archaeological and paleontological elements (refer to Section III B8a).

(2) Cultural Resources - Central Library

Section III B8c(1) describes the existing cultural resources at the Central Library. The following discussion describes the impacts upon those resources that relate to the implementation of this alternate:

(a) Interior

A specific interior renovation plan has not been proposed for this alternate; however, some general statements can be made regarding any plan that would be devised.

- o The present east wing containing the Children's Room and Court would be retained.
- o Many of the interior rooms would be altered to provide the open space concept.
- o Many of the interior art objects would be relocated in the new interior although their future location has not been determined.

(b) Exterior

Implementation of this alternate would alter the present building exterior to a significant degree since a new two-story east wing would be constructed to occupy the entire easterly portion of the site. This would create an unbalanced condition as the existing employee parking facility would be removed and this area reconstructed in the same manner as the original west gardens and formal entrance.

ALTERNATE 3

This alternate would preserve three existing building facades (south, west and north) as well as maintaining the present street level view of each of these.

Since this proposal involves a complete renovation of the existing interior as with the proposed project (with the exception of the retention of the east wing), the mitigation measures set forth in Section III B8c(1)(c)(ii) for the proposed project are applicable to this alternate. The impact of the proposed two-story building addition on the view of the east facade of the present structure cannot be mitigated.

As with the proposed project the relocation or alteration of numerous cultural resources within the Central Library site is unavoidable.

Obstruction of the view of the east facade will also be unavoidable.

(3) Cultural Resources - California Club

Section III B8c(2) describes the existing cultural resources at the California Club. This alternate proposes no change in relation to the California Club.

(4) Cultural Resources - Biltmore Hotel

Section III B8c(3) describes the existing cultural resources at the Biltmore Hotel. This alternate will have essentially the same effect as the proposed project upon it.

ALTERNATE 3

k. Environmental Impacts - Socio-Economic

It is anticipated that Alternate 3 will have social impacts similar to those created by the proposed project, described in Section III B9.

l. Measures to Reduce Energy Consumption

It is anticipated that implementation of this alternate will have a similar impact upon energy consumption as the proposed project. It is further anticipated that essentially the same methods to reduce energy consumption would be employed with this alternate as with the proposed project. Refer to Section IV A for a discussion of this matter.

m. Long-Term Implications

The long-term implications associated with the implementation of this alternate are essentially the same as those discussed for the proposed project in Section V. However, the east wing, containing the Childrens Room and Courtyard, would be retained.

With Alternate 3 the long-term impacts upon the westerly grounds and exterior of the building will be considerably less than with the proposed project.

ALTERNATE 4

8. Environmental Analysis - Alternate 4a, 4b, 4c & 4d

a. Description of the Alternates

(1) Location

These alternates involve improvements at the existing Central Library, located at 630 West 5th Street (see Attachment 2).

(2) Technical Characteristics

Each variation involves providing 295,000 NSF of library space and 600 on-site parking spaces, as illustrated on Attachment 12, Sheets 8-15. The following elements are involved with each alternate:

(a) Building Interior

- o Removal of most existing interior walls to provide a new open-space concept.
- o Removal of all seven stack floors and provision of open shelves accessible to the public.
- o Removal of the administrative functions from the third floor and modification of existing spaces in anticipation of its use for library services.
- o Upgrading or replacement of existing mechanical equipment so as to conform to modern standards.
- o Renewal of and the necessary additions to the electrical system.
- o Addition of air conditioning to all rooms.
- o The entire existing east wing will be demolished with the implementation of these alternates as presently conceived. (Variations to these alternates may be possible which would retain the east wing, but for the purposes of analyzing these alternatives, including cost estimates, removal was assumed.)

ALTERNATE 4

(b) Building Exterior and Grounds

- o Repair and rehabilitation of exterior building surfaces.
- o Removal of the existing employee parking facility and partial reconstruction of the original west gardens and formal entrance.
- o Upgrading of building entrances per current codes.

(c) On-Site Expansion - Alternate 4a

The above grade expansion will consist of an east and west wing addition both of which will be one-story high. Both will be placed on the southerly portion of the site with the new east wing being rectangular in shape and comprising 21,000 NSF and the west wing being trapezoidal in shape and providing 22,500 NSF.

There will be a basement level (B) addition to the east and west of 21,000 and 22,500 NSF respectively, and sub-basement level (S-1) additions of 31,950 NSF to the east and west portions of the site.

Six hundred subterranean on-site parking spaces will be provided on levels S-2 and S-3.

See TABLE VI C6 for summary of floor space allocation.

ALTERNATE 4

(d) On-Site Expansion - Alternate 4b

The above grade expansion will consist of an east and west wing addition both of which will be one-story high. Both will be rectangular in shape and placed on the southerly portion of the site with the east wing providing 29,000 NSF and the west wing providing 7,500 NSF.

There will be a basement level (B) addition to the east and west of 29,000 and 7,500 NSF feet respectively, and sub-basement (S-1) level additions of 38,950 NSF to the east and west portions of the site.

Six hundred subterranean on-site parking spaces will be provided on levels S-2 and S-3.

See TABLE VI C7 for summary of floor space allocation.

(e) On-Site Expansion - Alternate 4c

The above grade expansion will consist of two, two-story rectangular shaped additions to the east and west side of the existing structure. Each new wing will provide 15,000 NSF (7,500 on each floor) for a total of 30,000 above grade, and they will be placed on the southerly portion of the site.

Underground additions on the basement level (B) will consist of two wings (east and west) providing 7,500 NSF each. On the east side of the site there will be sub-basement level additions on S-1 and S-2 of 35,300 NSF each and on the west side there will be one S-1 addition providing 35,300, NSF.

Six hundred subterranean parking on-site parking spaces will be provided on levels S-2, S-3 and S-4.

See TABLE VI C8 for summary of floor space allocation.

ALTERNATE 4

(f) On-Site Expansion - Alternate 4d

The above grade expansion on the easterly portion of the site proposes a one-story addition approximately square in shape providing 33,800 NSF. Expansion on the westerly portion of the site will consist of two small rectangular shaped structures each having two-stories that will flank the existing west entrance allowing its continued use. The combination of both structures on the west side will provide 27,300 NSF above grade.

There will be a basement level (B) addition to the east and west of 33,800 and 13,650 NSF respectively, and sub-basement level (S-1) additions of 21,175 NSF to the east and west portions of the site.

Six hundred subterranean on-site parking spaces will be provided on levels S-2 and S-3.

See TABLE VI C9 for summary of floor space allocation.

(3) Objectives

Alternates 4a through 4d are proposed with the following objectives relative to architectural form: (1) Some configuration of balanced, above grade, building additions, (2) retention of full building facades on the north and south side with partial preservation of east and west facades, (3) some form of reconstruction of the west entrance and (4) removal of the existing east wing (including Childrens' Room and Court). All of these alternates were formulated with the following library function objectives in mind: (1) Provision of the open space, open shelf, interior concept, (2) provision of 295,000 NSF and (3) provision of on-site parking for 600 automobiles.

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 4a




FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	*	*	33,200	*	*
1	21,000	*	33,200	22,500	*
B	21,000	*	34,300	22,500	*
S-1	31,950	*	*	31,950	*
S-2	150 sp.	*	*	150 sp.	*
S-3	150 sp.	*	*	150 sp.	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	73,950	*	144,100	76,950	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	300 sp.			300 sp.	*
PARKING SPACE TOTAL	600 spaces				

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INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 4b

FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	*	*	33,200	*	*
1	29,000	*	33,200	7,500	*
B	29,000	*	34,300	7,500	*
S-1	38,950	*	*	38,950	*
S-2	150 sp.	*	*	150 sp.	*
S-3	150 sp.	*	*	150 sp.	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	96,950	*	144,100	53,950	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	300 sp.			300 sp.	*
PARKING SPACE TOTAL	600 spaces				

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 4c

FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	7,500	*	33,200	7,500	*
1	7,500	*	33,200	7,500	*
B	7,500	*	34,300	7,500	*
S-1	35,300	*	*	35,300	*
S-2	35,300	*	*	150 sp.	*
S-3	150 sp.	*	*	150 sp.	*
S-4	150 sp.	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	93,100	*	144,100	57,800	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	300 sp.			300 sp.	*
PARKING SPACE TOTAL	600 spaces				

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 4d


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2	*	*	33,200	13,650	*
1	33,800	*	33,200	13,650	*
B	33,800	*	34,300	13,650	*
S-1	21,175	*	*	21,175	*
S-2	150 sp.	*	*	150 sp.	*
S-3	150 sp.	*	*	150 sp.	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	88,775	*	144,100	62,125	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	300 sp.			300 sp.	*
PARKING SPACE TOTAL	600 spaces				

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b. Environmental Setting

Please refer to Section VI C3b for a general discussion on environmental setting.

c. Environmental Impacts - Physical Features

- (1) With respect to environmental impacts related to physical features, those associated with the following impact categories are considered to be insignificant:

- (a) Hydrology
- (b) Climate and Meteorology
- (c) Animal Life

There are no differences between the proposed project and Alternates 4a, 4b, 4c and 4d regarding insignificant impacts (reference Section III Bla)

- (2) As with the proposed project, impacts associated with major land formations and seismic activity are considered to be potentially significant (see Section III Blb). The only difference between Alternates 4a, 4b, 4c and 4d and the proposed project is the amount of earth to be excavated as shown in the following listing:

<u>Alternate No.</u>	<u>Excavation Required (yd³)</u>	<u>Difference from Proposed Project (239,000 yd³)</u>
4a	307,000	+ 68,000
4b	307,000	+ 68,000
4c	347,000	+108,000
4d	306,000	+ 67,000

- (3) As in the proposed project, environmental impacts related to plant life will be significant with Alternates 4a, 4b, 4c, and 4d (reference Section III Blc). All concepts would require the removal of all existing ground cover for excavation purposes, although, to varying degrees, there would be partial restoration of open space areas and landscaping with each of the Alternate 4 proposals.

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Each Alternate 4 proposal (4a, 4b, 4c, 4d) is similar to the proposed project in that they all require the removal of all existing landscaping and ground cover. However, unlike the proposed project, each of the Alternate 4 plans will mitigate the loss of existing open space through the partial restoration of open space, landscaped areas at sidewalk level.

Additionally, the mitigation measures discussed in Section III B1c(1)(c) for the proposed project would be applicable to these alternates.

Adverse impacts involving the destruction of the existing vegetation and loss of unpaved green open space are unavoidable with the implementation of any of the Alternate 4 plans.

d. Environmental Impacts - Land Use and Zoning

(1) Insignificant Environmental Impacts

The insignificant impacts associated with these alternates are the same as those discussed in the applicable section for the proposed project. Refer to Section III B2a for discussion.

(2) Potentially Significant Environmental Impacts

Those impacts associated with the proposed project that are considered potentially significant are analogous to those considered potentially significant with these alternates. Refer to Section III B2b for discussion.

(3) Significant Environmental Impacts

(a) Aesthetics

All of these alternates propose above and below grade construction on the easterly and westerly portion of the present site. Generally, their effect upon aesthetics would be marginally less adverse than the proposed project due to the provision of some form of at-grade open space, though each would still compromise the present exterior and its view.

The interior of the building would be significantly altered in much the same way as with the proposed project. All of these alternates propose the demolition of the existing east wing (reference Section III B2c(1)).

Since all of the Alternate 4 proposals will substantially alter the interior configuration

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of the present structure by removing many of the space delineating interior walls, there are no methods of mitigation available for this impact.

The above grade structural configurations of each of the Alternate 4 proposals involve building additions to the east and west portion of the property. The proposed additions vary in height from one to two stories and will, to varying degrees, obstruct the view of the existing east and west facades. This impact cannot be mitigated.

With the planned alteration of the existing interior for the provision of the open space concept, impacts upon the aesthetics of the present interior space configuration are unavoidable.

Obstruction of the view of both the east and west building facades will be an unavoidable adverse impact with the implementation of any of the Alternate 4 proposals.

Pedways, if constructed, may affect the view of the exterior.

(b) Land Use and Zoning in the Surrounding Area

The impacts upon land use and zoning presented by these alternates are the same as for the proposed project (reference Section III B2c(2)).

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e. Environmental Impacts - Circulation

Environmental impacts relating to circulation that are associated with the implementation of any of these alternates will be essentially the same as those of the proposed project (reference Section III B3).

f. Environmental Impacts - Air

- (1) Impacts upon air caused by these alternates within the following categories are considered as insignificant (reference Section III B4a):

- (a) Odor

- (b) Climate Alterations

- (2) Impacts within the following category are considered as potentially significant just as with the proposed project (reference Section III B4b):

- (a) Air Quality

- (3) There are no impacts associated with air that are considered to be significant.

g. Environmental Impacts - Noise

- (1) The impacts relating to noise that are listed below are considered to be insignificant just as with the proposed project (reference Section III B5a):

- (a) Stationary Noise

- (b) Construction Noise

- (2) The only potentially significant environmental impacts associated with noise are those that relate to highway noise. Please refer to Section III B5b(1) for a complete discussion since noise impacts of these alternates are essentially the same as for the proposed project.

- (3) There are no impacts related to noise associated with alternates that are considered significant.

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h. Environmental Impacts - Service Systems

- (1) Impacts associated with the following sub-categories are considered to be insignificant. Please refer to Section III B6a for a complete discussion of each of the following:
 - (a) Electrical Supply, Natural Gas and Water
 - (b) Sanitary Sewers
 - (c) Solid Waste
 - (d) Surface Water Runoff*
 - (e) Communications
- (2) There are no potentially significant or significant environmental impacts anticipated with these alternates.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

Impacts associated with this category will be essentially equivalent to those discussed in Section III B7b(1) in reference to the proposed project.

(2) Fire Protection

All of the alternates involve elements relating to fire protection that are similar to those discussed in Section III B7b(2) for the proposed project.

(3) Library Operations

The construction impacts discussed in Section III B7c(1)(b) and mitigation measures discussed in Section III B7c(1)(c) are applicable to any of these alternates. The following are Library Department analyses of the effects of these alternates upon future library operations:¹

*There may be less storm water runoff with these alternates since a larger portion of the site will be occupied by landscaped areas with each.

¹Library (1977h), p. 6-9.

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(a) Alternate 4a

"This proposal is not acceptable because it would squeeze library services and collections into an inflexible design which would result in splitting up the library's operations into relatively small and isolated areas.

"This inflexibility and division would result not only in creating areas which in many instances would not provide housing and expansion room for the major departments, but would prevent their clustering for improved service with less publication of materials and facilities.

"There would be no connection between the two lowest basement levels, creating an extreme inconvenience in regard to public circulation, and materials movement. There is no above ground connection indicated with library operations.

"An excessive amount of vertical transportation would be required, probably an elevator core in each of the three divisions of the building.

"The Library's preference for large, open, horizontal space lies in its desire to provide convenient open access to the greatest part of its materials for its clients, the public. It is also rooted in the fact that transportation of materials, necessary rearrangement of collections and services, and supervision and security are much more easily facilitated in that kind of configuration.

"The open concept, with large floors straight through the structure, would result in a lesser need for various types of staff than would a design which cuts up the building into smaller and more isolated areas.

"These benefits would to a large degree be negated in this concept.

"The underground portions would suffer from a complete absence of natural light."

(b) Alternate 4b

"This proposal is not acceptable because it would squeeze library services and collections into an inflexible design which would result in splitting up the Library's operations into relatively small and isolated areas.

"This inflexibility and division would result not only in creating areas which in many instances would not provide housing and expansion room for the major departments, but would prevent their clustering for improved service with less publication of materials and facilities.

"There would be no connection between the two lowest basement levels, creating an extreme inconvenience in regard to public circulation, and materials movement.

"The small wing on the west side of the main building would be far too restricted in areas to offer the possibility of locating operating library units in them.

"An excessive amount of vertical transportation would be required, probably an elevator core in each of the three divisions of the building.

"The Library's preference for large, open, horizontal space lies in its desire to provide convenient open access to the greatest part of its materials for its clients, the public. It is also rooted in the fact that transportation of materials, necessary rearrangements of collections and services, and supervision and security are much more easily facilitated in that kind of configuration.

"The open concept, with large floors straight through the structure, would result in a lesser need for various types of staff than would a design which cuts up the building into smaller and more isolated areas.

"These benefits would to a large degree be negated in this concept.

"The underground portions would suffer from a complete absence of natural light."

(c) Alternate 4c

"This proposal is not acceptable because it would squeeze library services and collections into an inflexible design which would result in splitting up the Library's operations into relatively small and isolated areas.

"This inflexibility and division would result not only in creating areas which in many instances would not provide housing and expansion room for the major departments, but would prevent their clustering for improved service with less publication of materials and facilities.

"There would be no connection between the four lowest basement levels, creating an extreme inconvenience in regard to public circulation, and materials movement. There is no above ground connection indicated with library operations.

"In this design, the space provided in both of the very small wings in the above ground levels would be far too limited for library operations. Library services would be carried on at six levels, not counting the mezzanines, whereas this department, at the very beginning of these studies, has specified that five levels are the maximum which is feasible.

"An excessive amount of vertical transportation would be required, probably an elevator core in each of the three divisions of the building.

"The Library's preference for large, open, horizontal space lies in its desire to provide convenient open access to the greatest part of its materials for its clients, the public. It is also rooted in the fact that transportation of materials, necessary rearrangements of collections and services, and supervision and security are much more easily facilitated in that kind of configuration.

"The open concept, with large floors straight through the structure, would result in a lesser need for various types of staff than would a design which cuts up the building into smaller and more isolated areas.

"These benefits would to a large degree be negated in this concept.

"The underground portions would suffer from a complete absence of natural light."

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(d) Alternate 4d

"This proposal is not acceptable because it would squeeze library services and collections into an inflexible design which would result in splitting up the Library's operations into relatively small and isolated areas.

"This inflexibility and division would result not only in creating areas which in many instances would not provide housing and expansion room for the major departments, but would prevent their clustering for improved service with less duplication of materials and facilities.

"There would be no connection between the two lowest basement levels, creating an extreme inconvenience in regard to public circulation, and materials movement. There is no above ground connection indicated with library operations.

"The two tiny wings on the west side, which seem to have no logical connection with the rest of the building, would provide such small amounts of space in the upper levels - only about 6,500 sq. ft. per floor - as to make them practically useless for library operational units.

"An excessive amount of vertical transportation would be required, probably an elevator core in each of the four divisions of the building.

"The Library's preference for large, open, horizontal space lies in its desire to provide convenient open access to the greatest part of its materials for its clients, the public. It is also rooted in the fact that transportation of materials, necessary rearrangements of collections and services, and supervision and security are much more easily facilitated in that kind of configuration.

"The open concept, with large floors straight through the structure, would result in a lesser need for various types of staff than would a design which cuts up the building into smaller and more isolated areas.

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"These benefits would to a large degree be negated in this concept.

"The underground portions would suffer from a complete absence of natural light."

The Library Department has expressed certain concerns about all of the Alternate 4 plans and their inability to provide a spatial arrangement which promotes a maximum of efficiency in library operations. The spatial arrangement proposed with each alternate is an integral part of its design, and therefore, the impacts pertaining to operational efficiency cannot be mitigated.

The adverse impacts regarding future operations that have been denoted by the Library Department would be unavoidable with the implementation of any of the alternates.

The Library Department indicates that staff requirements would be approximately seven percent higher than with the proposed project, due to the layout of operating space inherent in these alternates. Increases in clerical staff and security personnel would be required for additional entrances in excess of the present two entrances.¹

¹Library (1977g), Library (1978b).

ALTERNATE 4

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological

As with the proposed project all of these alternates will have an insignificant impact upon archaeological and paleontological resources (reference Section III B8a).

(2) Cultural Resources - Central Library

Section III B8c(1) describes the existing cultural resources at the Central Library. The following discussion describes the impacts upon those resources that relate to the implementation of each of the alternates.

(a) Alternates 4a, 4b, 4c, 4d, - Interior

Although specific interior plans have not been prepared for any of these alternates, it is assumed that with the complete renovation of the present interior the resultant impacts will be much the same as with the proposed project (reference Section III B8c(1)).

(b) Alternate 4a - Exterior

This alternate proposes the construction of one-story above-grade building additions to both the east and west portions of the library site, a significant alteration. However, each of these additions would only partially cover the site, with the remainder of the area to be a landscaped, open space. This is considered less disruptive than the proposed project.

Additionally, this alternate would maintain a complete view of the south and north building facades, and at least a partial view of west and east facades. This alternate also provides for some form of west entrance and garden reconstruction.

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(c) Alternate 4b - Exterior

This alternate also proposes the construction of one-story above-grade building additions to both the east and west portion of the library site. In contrast to Alternate 4a however, this plan proposes that the easterly addition occupy a greater surface area than the westerly. As in Alternate 4a there would be open space landscaped areas remaining on both sides of the property, though the westerly open space would be larger than the space on the east side.

The street level view of the east building facade would be almost entirely obliterated, while the view of the westerly facade would be almost entirely preserved. The existing view of the north and south facades would be maintained as it presently exists.

Since this alternate provides for a large open space area to the west, a nearly complete restoration of the original west gardens would be possible.

(d) Alternate 4c - Exterior

This alternate proposes the construction of two-story above-grade building additions on both the east and west sides of the library site. Both would occupy approximately the same surface area as the westerly addition proposed in Alternate 4b with the remainder of the site to be devoted to open space landscaped areas.

The building additions proposed in this plan would have the least disruptive effect of all the plans proposing above-grade work with respect to the view of all building facades. The existing view of the north and south facades would remain intact while the view of the majority of the east and west facades would be preserved with the exception of their most southerly portions.

As in Alternate 4b this alternate provides a large open space area to the west that would allow a nearly complete restoration of the original west gardens.

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(e) Alternate 4d - Exterior

This alternate proposes a combination of one and two-story building additions. The westerly portion of the site would be developed with two, two-story wings flanking the west entrance, while the easterly portion would be occupied by a one-story wing. The west wings would require a total surface area approximately equivalent to that area occupied by the single west wing proposed in Alternate 4a. The open-space area remaining would be landscaped and the approach to the west entrance would be formed by the two wings. The easterly portion of the site would be almost entirely occupied by the new wing with a small open space area between the addition and Grand Avenue.

Only the north and south building facades would be entirely preserved with this plan, the existing east and west facades would be almost completely obscured.

As with all the alternates that propose above grade additions, the integrity of the existing site and the view would be reduced with this alternate.

Since all of the Alternate 4 proposals involve a complete renovation of the existing interior as with the proposed project, the mitigation measures set forth in Section III B8c(1)(c)(ii) for the proposed project are applicable to any of the alternates. The above grade structural configuration of all of the Alternate 4 proposals calls for building additions that will, to varying degrees obstruct the view of both the east and west building facades. These impacts cannot be mitigated.

As with the proposed project, adverse impacts involving relocation or alteration of numerous cultural resources within the Central Library site are unavoidable. Obstruction of the view of both the east and west building facades will be unavoidable with the implementation of any of the Alternate 4 proposals.

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(3) Cultural Resources - California Club

Section III B8c(2) describes the existing cultural resources at the California Club. All of these alternates except 4c would have essentially the same impact as the proposed project upon this resource. Alternate 4c would have a greater impact due to the construction of a two-story west wing adjacent to this resource.

(4) Cultural Resources - Biltmore Hotel

Section III B8c(3) describes the existing cultural resources at the Biltmore Hotel. All of these alternates would have essentially the same impact as the proposed project upon this resource.

k. Environmental Impacts - Socio-Economic

It is anticipated that any of the Alternate 4 variations would have social impacts similar to those created by the proposed project, described in Section III B9.

1. Measures to Reduce Energy Consumption

It is anticipated that implementation of any of these alternates will have a similar impact upon energy consumption as the proposed project. It is further anticipated that essentially the same methods to reduce energy consumption would be employed with each of these alternates as with the proposed project. Refer to Section IV A for a discussion of this matter.

m. Long-Term Implications

The long-term implications associated with the implementation of these alternates are essentially the same as those discussed for the proposed project in Section V.

ALTERNATE 5

9. Environmental Analysis - Alternate 5

a. Description of the Alternate

(1) Location

This alternate involves improvements at the existing Central Library, located at 630 West 5th Street (see Attachment 2).

(2) Technical Characteristics

Alternate 5 involves construction of a high-rise tower east of the existing structure, as illustrated in Attachment 12, Sheets 16-17.

The combination of the east tower addition and a renovated existing structure will provide 295,000 NSF for library services and 600 parking spaces. The following elements are involved:

(a) Building Interior*

- o Removal of most existing interior walls to provide a new open-space concept.
- o Removal of all seven stack floors and provision of open shelves accessible to the public.
- o Removal of the administrative functions from the third floor and modification of existing spaces in anticipation of its use for library services.
- o Upgrading or replacement of existing mechanical equipment so as to conform to modern standards.
- o Renewal of and the necessary addition to the electrical system.
- o Addition of air conditioning to all rooms.
- o Retention of the east wing including the rehabilitation of the Childrens Room and Court.

*See TABLE VI C10 for summary of floor space allocation

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 5


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3- 9	7 floors @ 13,230	*	28,300	*	*
M	*	*	15,100	*	*
2	13,230	6,200	33,200	*	*
1	13,230	6,200	33,200	*	*
B	13,230	6,200	34,300	*	*
S-1	75 sp.	*	*	150 sp.	*
S-2	75 sp.	*	*	150 sp.	*
S-3	*	*	*	150 sp.	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	132,300	18,600	144,100	*	*
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	150 sp.			450 sp.	*
PARKING SPACE TOTAL	600 spaces				

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(b) Building Exterior and Grounds

- o Repair and rehabilitation of exterior building surfaces.
- o Removal of the existing employee parking facility and reconstruction of the original west gardens and formal entrance.
- o Upgrading of building entrances per current codes.

(c) On-Site Expansion

The above grade expansion will consist of a nine-story square based tower with each floor providing 13,230 NSF. The tower is to be constructed at the southeast corner of the existing library site with a two-story walkway connecting it to the existing east wing.

The proposed tower will have a basement providing 13,230 NSF. Additionally, sub-basements are proposed on the easterly and westerly portion of the site for parking garages.

Six hundred subterranean on-site parking spaces will be provided on levels S-1, S-2 and S-3.

(3) Objectives

It is the objective of this alternate to preserve the entire exterior of the present structure and most of the surrounding grounds (including reconstruction of the west entrance) while providing an above-grade addition on the existing site. This alternate plan would provide the open space open shelf concept, 295,000 NSF and on-site parking to enhance library function. Although the present exterior would be preserved and the west entrance reconstructed, the addition of a high-rise tower is considered a serious compromise relative to architectural preservation.

ALTERNATE 5

b. Environmental Setting

Please refer to Section VI C3b for a general discussion of the environmental setting.

c. Environmental Impacts - Physical Features

- (1) Environmental impacts of this alternate upon physical features associated with the following categories are considered to be insignificant:

- (a) Hydrology

- (b) Climate and Meteorology

- (c) Animal Life

There are no differences between the proposed project and Alternate 5 regarding insignificant impacts (reference section III Bla).

- (2) Those impacts considered to be potentially significant are related to the following categories:

- (a) Major Land Formations and Seismic Activity

- (b) Plant Life

The only difference between Alternate 5 and the proposed project relating to major land formations and seismic activity is the necessary excavation of 210,000 cubic yards of earth a decrease of some 29,000 cubic yards (reference section III Blb(1)).

Impacts upon plant life are considered significant with the Proposed project since the proposed construction would require the removal of all existing ground cover without possibility of replacement (reference section III Blc(1)). In contrast however, Alternate 5 impacts upon plant life are considered to be only potentially significant. This is because all of the ground cover to be removed for excavation purposes will be replaced in as near to original condition as possible with the exception of that portion which would be occupied by the tower structure. It should be noted also that this proposal includes the reconstruction and restoration of the original west gardens and formal entrance as one of its features. The formal garden and some trees could remain if underground construction were as illustrated in Attachment 12, Sheet 16.

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d. Environmental Impacts - Land Use and Zoning

(1) Insignificant Environmental Impacts

The insignificant impacts associated with this alternate are the same as those discussed in the applicable section for the proposed project. Refer to Section III B2a for discussion.

(2) Potentially Significant Environmental Impacts

Those impacts that are considered potentially significant with the proposed project are analogous with one exception, to those considered potentially significant with this alternate. That exception refers to the construction of an 9-story high-rise tower at the southeast portion of the existing site. The effect of this construction is still considered only potentially significant considering the very close proximity of taller high-rises in the area.

(3) Significant Environmental Impacts

(a) Aesthetics

This alternate proposes the construction of a high-rise tower at the southeast portion of the present site as well as underground construction to both the east and west of the existing structure. Three (west, north and south) existing building facades would be preserved and the west gardens and formal entrance would be restored. There would be a connection between the high rise and the existing building at the east wing that would somewhat obscure the view at the east facade.

With this alternate, impacts directly upon the exterior aesthetics of the present structure would be less severe than with the proposed project. Impacts upon the total site would be more adverse than with the proposed project due to the mixture of two styles of construction.

The interior of the existing building would be significantly altered in much the same way as with the proposed project, although this alternate does propose the preservation of the existing east wing that contains the Children's Room and Court. The effect upon the interior

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is considered as significantly adverse, though not as much (due to retention of the east wing) as with the proposed project.

Since this proposal would substantially alter the interior configuration of the present structure by removing many of the space delineating interior walls, there are no methods of mitigation available for this impact.

Due to the necessary height and shape of an east tower addition, there are no mitigation measures available to minimize the impact upon the library site of the combination of two distinctly different styles of architecture.

With the planned alteration of the existing interior for the provision of the open space concept, adverse impacts upon the aesthetics of the present interior space configuration are unavoidable. The impact of an east tower addition upon the present site is unavoidable with this alternate.

The visual impact upon the library of any pedways which may be constructed may be adverse (reference Section III B2c(1)).

(b) Land Use and Zoning in the Surrounding Area

Impacts of this alternate upon land use and zoning are similar to those of the proposed project (reference Section III B2c(2)).

e. Environmental Impacts - Circulation

Environmental impacts relating to circulation that are associated with the implementation of this alternate would be essentially the same as those discussed in Section III B3 for the proposed project.

f. Environmental Impacts - Air

(1) Impacts upon air caused by this alternate within the following categories are considered as insignificant (reference Section III B4a):

(a) Odor

(b) Climate Alterations

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- (2) Impacts within the following category are considered as potentially significant just as with the proposed project (reference Section III B4b):

- (a) Air Quality

- (3) There are no impacts associated with air that are considered to be significant.

g. Environmental Impacts - Noise

- (1) The impacts of this alternate relating to noise that are listed below are considered to be insignificant (reference Section III B5a):

- (a) Stationary Noise

- (b) Construction Noise (Note that nearby hotels are likely to be affected more by Alternate 5 than low rise alternates.)

- (2) The only potentially significant environmental impacts associated with noise are those that relate to highway noise. Please refer to Section III B5b(1) for a complete discussion, as this alternate is essentially the same as the proposed project in this respect.

- (3) There are no impacts related to noise associated with this alternate that are considered significant.

h. Environmental Impacts - Service Systems

- (1) Impacts of this alternative associated with the following sub-categories are considered to be insignificant. Please refer to Section III B6a for a complete discussion of each.

- (a) Electrical Supply, Natural Gas and Water

- (b) Sanitary Sewers

- (c) Solid Waste

- (d) Surface Water Runoff*

- (e) Communications

- (2) There are no potentially significant or significant environmental impacts anticipated with this alternate.

*there may be less storm water runoff with this alternate since a larger portion of the site will be occupied by landscaped areas than with the proposed project.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

Impacts associated with this category will be essentially equivalent to those discussed in Section III B7b(1) in reference to the proposed project.

(2) Fire Protection

This alternate involves elements relating to fire protection that are similar to those discussed in Section III B7b(2) for the proposed project. See this section for the appropriate discussion.

(3) Library Operations

The construction impacts discussed in Section III B7c(1)(b) and mitigation measures discussed in Section III B7c(1)(c) are applicable to this alternate. The following is a Library Department analysis of the effect of this alternate upon future library operations:¹

"This alternate is totally unacceptable to the Library Department. It would result in an effective splitting up and division of the Central Library, with all of its attendant barriers to public use. The library would be "decentralized" for all practical purposes, even though both of its components are placed on the same lot.

"Moreover, the floor space provided on each of the levels of the high rise structure is completely inadequate. Almost no single operating unit would fit into any one of these levels, and they would have to be spread over several floors. The amount of space required for vertical transportation with all the necessary elevators would result in a very serious diminution of operating space. Transport not only for the public, but for staff and materials, would be a nightmare.

"It is an axiom in the field of library planning that high rise buildings represent the least efficient of all designs for a library structure. Apart from problems of inflexibility - small immovable spaces placed on top of each other - a large increase in staff for supervision, security, and the movement of material would be required.²

¹Library (1977h), p. 10.

²A 15 percent increase may be required, together with staff for additional entrances in excess of the two present entrances. (Library (1977g), Library (1978b)).

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"The need for the duplication of such services as microform viewing and copying because of the lack of convenient central access points would be extensive.

"This concept would completely defeat such major library functional objectives as flexibility and convenient access to the building and to materials within it.

"The retention of the east wing poses a problem to the library, since all of the space in this small portion of the building is of insufficient size for present day library requirement.

"The proposed renovation of the interior of the existing structure is acceptable. However, this department's strong objections regarding the opening of all entrances and the restoration of the original west side landscaping still apply."

The spatial arrangement proposed with this alternate is an integral part of its design, and therefore, the impacts pertaining to operational efficiency cited above cannot be mitigated. The adverse impacts regarding future operations that have been denoted by the Library Department would be unavoidable with the implementation of this alternate.

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological

As with the proposed project this alternate will have an insignificant impact upon archaeological and paleontological elements (reference Section III B8a).

(2) Cultural Resources - Central Library

Section III B8c(1) describes the existing cultural resources at the Central Library. The following discussion describes the impacts upon those resources that relate to the implementation of this alternate.

(a) Interior

A specific interior renovation plan for the existing building has not been proposed for

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this alternate, however, some general statements can be made regarding the renovation that would be required to achieve the open plan library concept.

- o The present east wing containing the Children's Room and Court would be retained.
- o Many of the interior rooms would be altered to provide the open space concept.
- o Many of the interior art objects would be relocated in the new interior although their future location has not been determined.

Since this proposal involves a complete renovation of the existing interior as with the proposed project (with the exception of the retention of the east wing), the mitigation measures set forth in Section III B8c(1)(c)(ii) for the proposed project are applicable to this alternate. As with the proposed project, adverse impacts involving the relocation or alteration of numerous cultural resources within the Central Library site are unavoidable.

(b) Exterior

The impact of this alternate upon the building exterior itself is minimal. All facades would be preserved as would the east wing, and the original west gardens and formal entrance would be reconstructed. The entire site however would be severely impacted by the construction of the high rise tower. The blend of two dissimilar styles of architecture as well as the extreme difference in height and mass between the two structures would combine to make this plan aesthetically undesirable.

The view of the north, west, and south facades would be preserved, however the view of the east facade would be almost entirely obscured.

There are no mitigation measures available to minimize the effect of an east tower addition upon the library site. The effect of an east tower addition upon the library site is unavoidable with this alternate.

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(3) Cultural Resources - California Club

Section III B8c(2) describes the existing cultural resources at the California Club. This alternate proposes no change in relation to the California Club.

(4) Cultural Resources - Biltmore Hotel

Section III B8c(3) describes the existing cultural resources at the Biltmore Hotel. This alternate would have a more severe impact upon this resource than the proposed project because the proposed tower would detract from the view from many of the rooms in the hotel. There are no mitigation measures available to mitigate this change; thus the effect on the Biltmore is unavoidable.

k. Environmental Impacts - Socio-Economic

It is anticipated that Alternate 5 will have social impacts similar to those created by the proposed project, described in Section III B9.

l. Measures to Reduce Energy Consumption

It is anticipated that implementation of this alternate will have a similar impact on energy consumption as the proposed project. It is further anticipated that essentially the same methods to reduce energy consumption would be employed with this alternate as with the proposed project. Refer to Section IV A for a discussion of this matter.

m. Long-Term Implications

The long-term implications associated with the implementation of this alternate are essentially the same as those discussed for the proposed project in Section V.

It is important to note though that with Alternate 5 the long-term impacts upon the grounds and exterior of the building will be somewhat less than with the proposed project.

10. Environmental Analysis - Alternate 6a

a. Description of the Alternate

(1) Location

This alternate involves improvements at the existing Central Library, located at 630 West 5th Street (see Attachment 2) and at a nearby off-site location. The northeast corner of the intersection of 5th and Flower Streets (see Attachment 12a, Sheets 1-2) was selected for off-site facilities as an illustration.

(2) Technical Characteristics

Alternate 6a involves providing a combination of on-site and off-site structures and will provide 295,000 NSF for library services and 600 parking spaces.

The following elements are involved:

(a) Building Interior*

This is the same as described for alternate 1b, Section VI 4a.

(b) Building Exterior and Grounds

- o Repair and rehabilitation of exterior building surfaces.
- o Removal of the existing employee parking facility and reconstruction of the original west gardens and formal entrance.

(c) Off-Site Expansion (Parcel J-1 and former Sunkist property)

This concept involves providing the necessary expansion off-site in a new building. As an illustration, Alternate 6a involves construction of a new building across the street from the Library site on two parcels at the northeast corner of the intersection of 5th Street and Flower Street. Parcel J-1 is an "L" shaped site with a land area of 59,239 square feet or 1.36 acres. It is owned by the Community Redevelopment Agency (CRA) of the City of Los Angeles. The former "Sunkist" property,

*See TABLE VI C11 for a summary of space allocation

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 6a


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	44,100
M	*	*	15,100	*	*
2	*	6,200	33,200	*	44,100
1	*	6,200	33,200	*	44,100
B	*	6,200	34,300	*	150 sp.
S-1	*	*	*	*	150 sp.
S-2	*	*	*	*	150 sp.
S-3	*	*	*	*	150 sp.
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	*	18,600	144,100	*	132,300
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	*			*	600 sp.
PARKING SPACE TOTAL	600 spaces				

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which has approximately 16,000 square feet of land area and 165 feet of frontage along 5th Street, is under private ownership and is not located in the Bunker Hill Urban Renewal Project. Parcel J-1 site is cleared of all improvements and is relatively flat along the Flower Street and 5th Street frontages. The easterly portion of the site has a very steep slope extending approximately 50 feet in height up to Hope Street.

These combined sites could be used for a library building with a parking structure as an addition to the existing Library. Both buildings would be connected by an underground tunnel or an above ground walkway. As an example, to provide for the balance of needed space only, the above grade work could involve the construction of a three-story structure. Each floor would contain 44,100 NSF. There would be a basement level (B) and three sub-basement levels (S-1, S-2, S-3) for the provision of 600 parking spaces. An option, a larger building could be provided off the present site to permit most services to be housed in the new building. As an example, Site J-1/Sunkist could contain a seven-story building with 44,100 NSF per floor, a total of 308,700 NSF.

~~The Community Redevelopment Agency reports that development rights for Parcel J-1 are presently in litigation, and that the parcel is not recommended for library use or library related parking purposes.¹~~

See pages D-51 - D-52.

¹CRA (1977b).

(3) Objectives

The overall objectives of this alternate are the same as described in Section I B. The specific objectives of renovation and off-site library expansion are summarized as follows:

- o Retention of the exterior portion of the Library structure and preservation of the building as a historical monument.
- o Provision of more open space in the existing Library and an additional off-site expansion to meet the projected future growth of the Library.
- o Additional off-site parking facilities for employees and library patrons.
- o Easy access to the off-site library through an above-ground pedway or tunnel.
- o Minimum inconvenience to library patrons, minimum construction impacts, less noise.
- o More flexibility in design of a new building to more satisfactorily meet the functional requirements of the library.

This alternate was developed in consultation with A. Quincy Jones, Dean of the School of Architecture and Fine Arts at the University of Southern California. He is one of eight independent expert consultants retained by the Bureau of Engineering to assist in the evaluation of this project (see resume in Exhibit VI F7). Since no written comments were provided for inclusion in Section VI F, the following statement was prepared by the report staff to summarize the objectives indicated verbally by Mr. Jones for this alternate:

Balance between flexibility of function, including the expandability factor and preservation of the historic architectural integrity of the Central Library is the objective of this alternate.

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By providing the balance of the required library services at a site immediately adjacent to the existing library but separate from it, the objectives of historic preservation of the existing building and enhancement of the level of library services are achieved in a compromise architectural solution. This alternate would entail construction of a new building in which design could maximize function and provide for expandability for future needs.

The requirement for consideration of expandability for future needs was identified by Mr. Jones and corroborated by Dr. Donald Davidson, a library consultant. The new building would be designed to accommodate additional floors at the time the space is required, a feature which is not specifically inherent in the proposed project. The effect upon internal organization of the library collection and its distribution between the two buildings was not addressed directly by Mr. Jones; however, an analysis by Dr. Donald Davidson does speak to the potential organization of the services which could be achieved should this alternate be implemented (refer to Section VI F and Exhibit VI F3).

b. Environmental Setting

Refer to Section II for a description of the existing environmental setting.

c. Environmental Impacts - Physical Features

This alternate will not have adverse impacts upon the physical features of the existing Library site. The impacts relating to physical features are anticipated to be the same as described in Section VI C2a.

The construction of the new library structure on the combined parcels will have insignificant impact upon plant life, animal life, hydrology, climate and meteorology. Demolition of the existing structure and excavation of 176,960 cubic yards of soil will be necessary to construct the underground portions of the library structure on the site. Such activities would have potentially significant impacts upon topography of the area.

The impacts relating to seismic hazards are similar to those of the proposed project as described in Section III B1b(1).

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d. Environmental Impacts - Land Use and Zoning

The zoning of the existing Library and adjacent land uses is discussed in Section III B2. The surrounding area, including Parcel J-1/Sunkist, is zoned for commercial uses (zones C4-4 and C5-4). Refer to Attachment No. 8, Sheet 1 for a zoning map of the area around the existing Central Library site. Outdoor illumination levels from Alternate 6a are not anticipated to adversely affect adjacent land uses. Any impacts will be similar to those of the proposed project (refer to Section III B2b).

Renovation of the Central Library and expansion of the library operations to include an adjacent location will be in conformance with the "Los Angeles Central City Community Plan" (adopted May 2, 1974) which states as follows:¹

"A location in the proposed joint University Communication Center in Central City East is proposed by this Plan. Alternate sites include the present site or another site close to the center of the Central Commercial Core."

The Community Redevelopment Agency advises that the Design for Development for the Bunker Hill Project designates Parcel J-1 for high rise, high density office use.²

e. Environmental Impacts - Circulation

The impacts relating to vehicular circulation are similar to those of the proposed project, described in Section III B3c(1).

A pedway system may be constructed in conjunction with this alternate. It is also proposed to connect the existing library with the off-site structure on Parcel J-1/Sunkist by an above ground pedway or underground tunnel to facilitate the movement of library materials, library staff and patrons between the two facilities. Refer to Attachment No. 11, Sheet 1 for map showing the existing and proposed pedways in the vicinity of the Central Library. Visual impacts are unavoidable. A station for the proposed Downtown People Mover is planned to be in close proximity to the off-site facility. This should be most beneficial to library patronage. The station may occupy space which would

¹Planning (1974), p. 7.

²CRA (1977b).

otherwise be useable for library purposes, thus possibly necessitating a different building configuration than would be the case in the absence of a people mover station.

f. Environmental Impacts - Air

Air impacts are anticipated to be similar to those of the proposed project, as described in Section III B4.

g. Environmental Impacts - Noise

Noise impacts are anticipated to be similar to those of the proposed project as described in Section III B5.

h. Environmental Impacts - Service Systems

The impacts relating to service systems are anticipated to be similar to those of the proposed project as described in Section III B6.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

The impacts relating to police and security services are for the most part similar to those of the proposed project as described in Section III B7b(1). This alternate, however, would involve additional security effort compared to the proposed project due to the two separate buildings. This cannot be mitigated and is unavoidable.

(2) Fire Protection

The impacts relating to fire protection are anticipated to be similar to those of the proposed project described in Section III B7b(2).

(3) Library Operations

The Library Department has provided the following analysis of the impact of this alternate upon library operations¹:

"The provision of the additional space needed for library operations at a separate location, even if this space is not located at a great distance from the present building, is not considered a feasible alternative by this department.

"Apart from the fact that the availability of the site on Fifth and Flower is highly questionable

¹Library (1977h), p. 11-12.

according to the CRA, its connection to the main building could be achieved only through long and narrow overpasses.

"The transportation of materials between the two structures, which will be an unquestionable necessity no matter how much it is planned to minimize this, would be a nightmare.

"Such a concept would split collections and services to an extent as to cause the utmost inconvenience for library users and staff, and would lead to greatly increased permanent operating costs for this department. These costs would result from the need for duplicating many costly materials in two locations, and the necessity for employing a considerable number of extra personnel to take care of security, circulation functions, and informational services.

"This proposal would in effect result in the "decentralization" and splitting up of the Central Library studied in detail and rejected during the early stages of the investigations in connection with the Central Library project, and this result would occur even if the separate building was placed in close relation to the existing building. The impossibility of dividing library materials in such a way that most users would not be forced to visit each of the separate locations to satisfy their needs militates against any possibility of providing for the convenience of the public and would be sure to have a negative impact on library use.

"The division of the Central Library into two separate buildings would defeat the library's attempt to secure greater flexibility in its interior arrangements, making it impossible to cluster departments or to make changes relative to unforeseeable variations in the expansion of the various collections and services. The library is now experiencing tremendous problems because of the building's inflexible division into a number of small, separate rooms, and this condition would be aggravated beyond measure if it was split into two separate buildings.

"The library has attempted to work out a rational plan for the placements of its major units within the two buildings proposed in this alternative, but has found insurmountable difficulties in doing so.

"As far as the proposed restoration of the main building under this plan is concerned, the same objections as were raised for alternates 1a and 1b generally apply."

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The concept of this alternate was further expanded by Dr. Donald Davidson, a library consultant. He states that:¹

"There is another sub-choice to which little attention has been paid; this is construction of a research library and administrative center on a new site, preserving the present building without expansion, except possible for underground parking, and modifying it internally to house a downtown branch library plus other as yet unidentified municipally desirable activities.

"This all important decision, once made will permit choices as appropriate either among the options for renovation-expansion or among the new sites. Discussion of all possibilities simultaneously could facilitate the basic decision provided the aim of discussion is to reason rather than to provide a forum for arguments for particular alternatives.

"While each of the alternatives meets many of the objectives, appealing to this outsider is the concept of a downtown branch library plus either civic functions in the existing building along with a research library-library system center on a new site. Are there needed and appropriate municipal uses for space not needed by a downtown branch library in the present building which could be found and housed in relatively easily renovated existing structure? Although the present central library is certainly adaptable, and expandable in a limited way, its renovation and expansion has less to recommend it, over a long pull of decades, as housing for an operating, growing, and changing service agency than do the other alternatives. It has proven cultural and social values in its traditions, structure, dome, sculptures, mosaics, furnishings, and landscaped park area. But it really remains too small in size of building and site space assignable, for the present let alone the future."

Refer to Exhibit VI F3 for further comments on this alternate.

As indicated in Section VI C10a(3), the advantages of expandability on library operations were also cited by Quincy Jones.

¹Dr. Donald C. Davidson comments - see EXHIBIT VI F3

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The Library Department advises that a 15 percent increase in staff over that required for the proposed project would be required together with additional clerical and security personnel for additional entrances.¹

There are different approaches in library planning with respect to providing services from one versus two buildings. The impacts cited above by the Library Department may therefore be subjectively viewed as unavoidable adverse impacts which are inherent with a facility involving two adjacent buildings, and cannot be mitigated.

Disruption of services during construction would be less than with the proposed project, since most construction activity would not be on the present site. These impacts can be mitigated in a similar manner to the proposed project (see Section III B7 c(1), though some disruption is unavoidable.

Long-term changes in the method of facility operation, and increases in operating costs are unavoidable.

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological

The impacts relating to archaeological and paleontological resources are anticipated to be similar to those of the proposed project described in Section III B8a(2) and Section III B8a(3), respectively.

(2) Cultural Resources - Central Library

The environmental setting of the Central Library and Parcel J-1/Sunkist is the same as described in Section III B8c(1)(a). This alternate proposes minor changes in the existing Library (refer to Alternate 1b). It will not have any significant impact upon art work, wall paintings, murals, rotunda dome or the exterior ornamentation of the building.

¹Library (1977g), Library (1978b).

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(3) Cultural Resources - California Club

The environmental setting of California Club is the same as described in Section III B8c(2)(a). Alternate 6a will not have any significant environmental impact upon the California Club.

(4) Cultural Resources - Biltmore Hotel

The environmental setting of the Biltmore Hotel is the same as described in Section III B8c(3)(a). Alternate 6a will not have any significant visual impact upon the Biltmore Hotel, except for pedway construction similar to that described for the proposed project.

k. Environmental Impacts - Socio Economic

It is anticipated that Alternate 6a will have social impact similar to those created by the proposed project described in Section III B9.

l. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be the same as described in Section VI C31.

m. Long-Term Implications

Long-term implications of this alternate are somewhat similar to those of the proposed project (see Section V), except that some adverse impacts associated with the proposed project are not involved with this alternate and vice versa. Alternate 6a includes the following long-term impacts not involved with the proposed project: (1) retention of the east wing and open space at the existing site, (2) less alteration to the existing works of art and the original architectural theme, and (3) preservation of the view of the original facades.

This alternate would commit the offsite property to library use for the foreseeable future, an irreversible change. It would have certain long-term implications on library operations, which are different from the proposed project. The expandability advantage may be viewed as beneficial while a two building mode of operation may be viewed as adverse.

ALTERNATE 6b

11. Environmental Analysis - Alternate 6b

a. Description of the Alternate

(1) Location

This alternate involves improvements both at the existing library, 630 West 5th Street (see Attachment 2) and at a nearby off-site location containing a building suitable for renovation. The One Bunker Hill Building, at the northwest corner of 5th Street and Grand Avenue, (see Attachment 12a, Sheets 1-2) is selected as an illustration.

(2) Technical Characteristics

Alternate 6b involves providing a total of 295,000 NSF and 600 parking spaces in both structures combined. The following elements are involved:

(a) Building Interior, Exterior and Grounds

This is the same as described in Alternate 1b, Section VI C4a. See Table VI C12 for a summary of space allocation.

(b) Off-Site Expansion (Former Southern California Edison Building)

The former Edison Building was built in 1931, and is located across the street from the Library on the northwesterly corner of the intersection of 5th Street and Grand Avenue. It is known as the One Bunker Hill Building. It consists of a 12-story main building, a six-floor annex building and four parking garages with a total capacity of 2000 spaces. The complex occupies a land area totaling 90,000 square feet. Both the main building and annex building are air conditioned, and built of reinforced concrete; they contain rentable office space of 209,000 square feet and 31,000 square feet respectively. The main building has six automatic passenger elevators and one freight elevator. The former Edison Complex is now owned by the group of investors known as the Realty Group, Incorporated.

INTERIOR SPACE ALLOCATION SUMMARY - ALTERNATE NO. 6b


FLOOR	ON-SITE				OFF-SITE
	EAST WING		MAIN BUILDING	WEST PORTION	NEW EXPANSION
	NEW	EXISTING			
3	*	*	28,300	*	*
M	*	*	15,100	*	*
2-8	*	6,200	33,200	*	7 floors @ 16,500
1	*	6,200	33,200	*	16800
B	*	6,200	34,300	*	*
S-1	*	*	*	*	*
S-2	*	*	*	*	*
S-3	*	*	*	*	*
S-4	*	*	*	*	*
S-5	*	*	*	*	*
LIBRARY SPACE SUB-TOTAL	*	18,600	144,100	*	132,200
LIBRARY SPACE TOTAL	295,000 NSF				
PARKING SPACE SUB-TOTAL	*			*	600 sp.*
PARKING SPACE TOTAL	600 spaces * within existing 2,000 car garage				

TABLE VI C12

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This alternate would connect the Library and the former Edison Building by an underground tunnel or by a raised pedestrian walkway to facilitate inter-building movement of Library patrons and materials.

In the process of analyzing this alternate, the following information was developed. The Bureau of Public Buildings reviewed this alternate and concluded that the former Edison Building will not meet the structural requirements as required in the 1976 Building Code for a library type use. The following comments were also submitted¹:

- o The live load shown in an investigation report is 75 lbs./sq. ft. The live load required for a library stack room is 150 lbs./sq. ft.
- o A proposed subterranean tunnel connecting the Central Library and the former Edison Building would cross the following existing utilities under Hope Street and 5th Street: 1 gas line, 2 abandoned gas lines, 3 telephone ducts, 2 water lines, 1 abandoned water line, 4 power ducts, 1 power conduit, and 2 sewer lines.
- o The structural elevation difference between the Edison Building and the Library building precludes a connecting bridge structure over 5th Street.

In view of the above information, Alternate 6b is not considered to be a feasible alternate, and is not considered further in this report. The concept would appear valid if a building suitable for renovation were found.

¹Source: P. J. McCarty, A.I.A., Principal Architect,
Bureau of Public Buildings, December 20, 1977.

12. Environmental Analysis - Off-Site Parking Alternates

a. Introduction

This section evaluates alternatives to providing on-site parking for both the proposed project and those alternatives involving continued use of the existing building. Refer to Section III B3a(4) for background information on parking criteria. A discussion of parking for the proposed project is found in Section III B3b(1).

b. Off-site Location Identification and Description

(1) One Bunker Hill Building

The One Bunker Hill Building, formerly known as the Southern California Edison Company Building Complex, is located at the northwest corner of 5th Street and Grand Avenue (reference, Alternate Parking Sites, Attachment No. 17). The complex comprises the 12-story main building, a six-floor annex building and four parking garages. Literature published by One Bunker Hill Company states that the four garages have a total of 2000 spaces; however, further investigation revealed that the 2000 figure referred to the total number of cars that could be parked using attendants and parking in the aisles. The actual number of parking spaces is approximately 1130 and is distributed as follows:

- o 910 spaces in the nine-story parking structure on the northeast corner of 5th Street and Grand Avenue (at one space for each 380 square feet, the capacity is 720).
- o 140 spaces in the Annex Building.
- o 15 spaces in the basement below the One Bunker Hill Building.
- o 65 spaces in the parking lot immediately north of the One Bunker Hill Building.

¹Engr. (1978a).

PARKING ALTERNATES

In addition to providing over 1100 parking spaces, the main building and annex building, both built of reinforced concrete, contain 210,000 square feet and 30,000 square feet of rentable office space. The majority of parking spaces are within approximately 600 feet of an entrance to the Library.

Acquisition of right of way and remodeling and/or reconstruction of some of the facilities would be required if this site were desired for off-site parking facilities.²

(2) CRA Parcel J-1 and former "Sunkist" property

Parcel J-1, owned by the CRA, is located on the north side of 5th Street across from the Library site on the northeasterly corner of the intersection of 5th Street and Flower Street (see Alternate Parking Sites, Attachment No. 17). It is an "L" shaped parcel containing 59,239 square feet.

Parcel J-1 does not include the former "Sunkist" property, a 16,000 square foot site located at the northwest corner of 5th Street and Hope Street. The "Sunkist" property is privately owned and is not included in the Bunker Hill Urban Renewal Project.

If constructed on these two sites, a four level, above ground parking structure could accommodate 624 cars. Right-of-way acquisition and relocation assistance would be involved.³

The CRA has objected to constructing only a parking structure at this location, indicating that it would be an "under utilization of the site... The Agency's current financial plan for the Bunker Hill Project assumes the sale and development of the site for major high-rise office use. A change to lower intensity use and development would affect the land sale proceeds, intensity of development and resulting tax increments and thereby affect the financial plan for the entire Bunker Hill Project."⁴

²R/W (1977b).

³Ibid.

⁴CRA (1977b).

PARKING ALTERNATES

(3) Biola Hotel/Church of the Open Door

The Biola Hotel and Church of the Open Door are contiguous to the south boundary of the Library site on the east side of Hope Street (see Alternative Parking Sites, Attachment No. 17). The area of the site is approximately 40,080 square feet. Six levels of parking would provide 630 parking spaces.

Right-of-way aquisition, including substantial relocation, would be required.⁵

(4) Existing Parking Lot North of One Bunker Hill Complex (CRA Bunker Hill Parcel P-2)

The northerly half of the block enclosed by Hope Street, Grand Avenue, 4th Street and 5th Street is paved with asphalt concrete and is presently being used as a parking lot (see Alternative Parking Sites, Attachment No. 17). The area contains 81,190 square feet and has 450 parking spaces using attendant parking without parking in the aisles. The City of Los Angeles guidelines for standard cars indicates that the minimum area required per parking space for a parking lot is 267 square feet.⁶ This would allow the lot to accommodate 304 cars. A three level structure would accommodate 640 vehicles. Right-of-way acquisition and relocation would be involved.⁷

(5) Parking at the Termini of the Proposed Downtown People Mover

The termini of the proposed Downtown People Mover are the Convention Center and the Union Station. Remuneration could be made for members of the library staff who park at the termini and use the People Mover facilities; however, compensation for the library users would be difficult, as it would be for library patrons using all types of parking, because of the need to distinguish between the true library user and the non-user who may seek free parking.

⁵R/W (1977a).

⁶City of Los Angeles, Department of Building and Safety Plan B-127 R7.76.

⁷R/W (1978a).

PARKING ALTERNATES

(6) Paying for Parking at Existing Lots

An alternative to constructing a new parking structure or acquiring an existing one is to pay for parking at an existing lot. A table listing the lots within a reasonable walking distance and the rates they charge is shown below.

Title	Location No. (See Attachment No. 17)	One Hour \$	Two Hours \$	All Day \$
One Bunker Hill	1a	-	-	2.00
	1b	1.00	1.75	1.75
	1c*	1.50	3.00	3.90
Paved lot northerly of One Bunker Hill (CRA Parcel P-2)	2*	1.20	2.00	2.00
Biltmore Hotel	3*	1.50	3.00	3.50
Pacific Mutual	4*	1.50	3.00	4.00
Crocker Plaza	5	1.50	3.00	3.50
Bank of California	6	1.50	3.00	4.50
Arco Towers	7	1.50	3.00	5.00
Arco Plaza Garage	8	1.50	3.00	3.50
Bonaventure Hotel	9	1.25	2.50	5.00
United California Bank	10	1.00	2.00	3.00
Lloyds Bank	11	1.50	3.00	3.50
University Club	12	1.20	2.40	3.00
Southwesterly corner of Wilshire Blvd. and Grand Ave.	13	2.00	3.50	3.50
Pacific Financial Center	14	1.70	3.40	6.00

Note: (*) Denotes special Night Rates.

This survey was conducted in December, 1977.
The rates can be expected to change with the
economy of the area.

| See page D-48

PARKING ALTERNATES

c. Environmental Impact Analysis for Off-Site Parking Alternates

In this section, environmental impacts, mitigation measures and unavoidable adverse impacts are evaluated for three alternates which appear to be the most feasible:

<u>Designation</u>	<u>Description</u>
Biola	Biola Hotel/Church of the Open Door (see Section VI C12b(3)).
J-1	CRA Bunker Hill Parcel J-1 and former "Sunkist" property (see Section VI C12b(2)).
P-2	CRA Bunker Hill Parcel P-2. (see Section VI C12b(4)).

The following significant impact areas are applicable to each alternate.

Right-of-Way Acquisition - The acquisition of property would be required for any of the alternates.¹

The Biola parcel, presently occupied with hotel and church facilities, would likely present the greatest social problems with respect to property acquisition and relocation, since a large number of low income and/or elderly persons would be affected.²

Parcel J-1, presently vacant, is owned by the City's Community Redevelopment Agency. However, the Agency reports that development rights for Parcel J-1 are presently in litigation, and that the parcel is not recommended for parking uses.³ The former "Sunkist" property, privately owned, is used for parking. Thus acquisition of this site may present some problems, but social and relocation impacts are minimal.

Parcel P-2, privately owned by an owner-participant within the Bunker Hill Urban Renewal Project (see Attachment 8, Sheet 4), is used for parking. Its acquisition would likely present the fewest problems of the three sites studied, and social and relocation impacts would be minimal. The property is planned for future high density commercial uses.

¹R/W (1977a), R/W (1977b), R/W (1978a).

²R/W (1977a).

³CRA (1977b).

PARKING ALTERNATES

Circulation - If parking facilities were provided at any of the offsite locations, local vehicular and pedestrian traffic patterns on streets serving a given site would change. There would be no significant difference with regard to area vehicular traffic patterns and congestion.

If off-site parking were provided north of 5th Street on Sites J-1 or P-2, construction impacts would be less than on-site or Biola construction, since disruption of continuing library operations and traffic at the present site due to parking construction would be eliminated. Also, if off-site parking facilities were constructed first, before library work began, space would be available for staff parking and contractor storage while the existing site is disrupted.

Off-site parking would present certain long-term impacts upon patron and staff access. Pedestrian traffic patterns would change, and the number of persons walking between the Library and the off-site facility would increase. Walking one block or less to an off-site parking facility, and, for Parcel P-2, walking up a hill, may be subjectively viewed as an inconvenience compared with on-site parking, and thus might be viewed as an adverse impact. Long-term impacts could be mitigated by providing walkways accessible to the handicapped and of adequate width, and providing grade separated pedways over 5th Street.

An example of an off-site parking facility in the area is the Atlantic Richfield Garage, located on Parcel J-2 (see Attachment 8, Sheet 4), which serves the Arco Plaza complex. Access is achieved by crossing two streets at grade; a pedway network between these two properties is planned and is partially completed but discontinuous at present.

Security - The Library Department advises that additional costs would be involved in providing security costs for an off-site facility.⁵ Security problems can be partially mitigated by providing four additional security officers, but increases in operating costs for this service are unavoidable. Library patrons probably would not want to use the facility at night, fearing that they would become crime victims.

⁵Library (1977c), Library (1977g).

PARKING ALTERNATES

Library Operations - Continuing Library operations would be disrupted less with off-site parking construction than with on-site construction. The sites north of 5th Street would involve the least impact since they are not adjacent to the present site.

Off-site parking would present unavoidable long-term security problems which may adversely affect expected patronage increases.

Additional flexibility for future expansion would be provided by off-site property acquisition, particularly the larger sites J-1 (1.73 acres for both lots) and P-2 (1.86 acres). It would be possible to design these off-site parking facilities such that future horizontal or vertical expansion could be possible. Such expanded space might be useful in the future for additional parking, library space, library support services, or warehousing little used books. This is a significant advantage over the proposed project or most on-site alternatives, considering that the space planned would be inadequate before the year 2000, and additional space saving techniques would need to be employed (see Section III B7c(1)).

| See page D-48

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D. Construction of a New Building

1. Introduction

Various studies have indicated the need for a new Central Library building in the downtown area. Charles Luckman Associates, the Community Redevelopment Agency of the City of Los Angeles, and Ralph Jackson/John D. Morrissey have submitted proposals for the location and construction of a new Central Library either on the existing site (with demolition of the existing Central Library) or an alternate site.

The Central Library Blue Ribbon Committee has indicated that the "Central Library problem cannot be solved by renovation or expansion of the present building. The result would be costly and inadequate in terms of library service."¹ Only the construction of a new building will remedy the problem.

The "Central Library Feasibility Study", conducted by Charles Luckman Associates (CLA) as consultants to the City of Los Angeles, evaluated 28 sites as possible sites for a new Central Library building. Three sites were recommended as "being highly appropriate final locations":²

- o The existing Central Library site.*
- o A site in the Bunker Hill area denoted as Site Q-R. (see Attachment No. 13, Sheets 1, 2 and 4).
- o A site immediately east of Pershing Square denoted as Site 2 (see Attachment No. 13, Sheets 1, 5 and 6).

The selection of these sites was predicated on assumed physical characteristics of the building. The criteria involved a three to five-story building with 575,000 gross square feet (410,000 net square feet) and 1,000 on-site parking spaces. Furthermore, the building would utilize the "open space" concept and be flexible enough to handle the needs of the Central Library through the year 2000.³

CLA has indicated that "an unlimited expansion factor is neither desired nor required, since other means can be employed to cope with the subsequent collection increase beyond the year 2000, such as:

¹BRC (1976b), p. 1.

²CLA (1976a), p. 2.

³CLA (1976a), p. 4.

*Denoted as Site 12 in the Central Library Feasibility Study.

- o "Expansion of access to information through electronic connections with other sources.
- o "Reduction of selected materials to microfilm or microfische (sic).
- o "Collection management through limiting and retirement.
- o "Continued expansion of the various book collections into the branches and regional libraries."⁴

The Library Department has indicated that the use of microfilms and related space-saving techniques may reduce library space needs. "If major portions of the ... collections can ... be converted, especially the reference material, a solution to library space problems may be in sight."⁵

Additional information relating to the space needs of the Central Library may be found in Section III B7c(1).

The Central Library Blue Ribbon Committee has recommended "a site on Bunker Hill or the present Central Library site as the best location for a new Central Library."⁶

Another site for the Central Library was advanced in a study conducted by developers Ralph Jackson/John D. Morrissey (in conjunction with Welton Becket Associates).⁷ This proposal discussed the combination of a retailing complex with a new Central Library at 7th and Figueroa Streets (see Attachment No. 13, Sheets 1, 7, 8 and 9). The study indicated that the varied requirements of the Central Library, retail stores, and parking could co-exist in a combined library/retail center. The solution proposed is one of many possible solutions for combining the three uses and involves the construction of an eight-story complex with the upper five stories being reserved for library uses and the lower three stories being used for retail purposes. The library would occupy 371,000 net square feet, a department store would occupy 171,000

⁴CLA (1976a), p. 24.

⁵Library (1977e), p. 5.

⁶BRC (1976b), p. 1.

⁷J/M (1977a).

net square feet, and 80 other retail shops would occupy 170,000 net square feet. Twelve hundred and four parking spaces would be provided for all uses. A modification of this alternative was also proposed by Ralph Jackson/John D. Morrissey and involves a library/retail complex with only one level of retail use⁸ (as compared to three levels in the previous example). Additionally, the construction of a library only on this site was proposed.⁹ It should be noted that this alternative was advanced as a flexible proposal with the three above schemes serving only as examples.

A fourth site was previously advanced by the Community Redevelopment Agency of the City of Los Angeles in a report prepared by Charles Kober Associates and Keyser Marston Associates.¹⁰ This alternative involves the location of the library on parcels L and M within the Bunker Hill Redevelopment Area (see Attachment No. 13, Sheets 1, 2 and 3).

Parcels L and M are near parcels Q and R (one of the three sites recommended by the CLA Feasibility Study).

The alternatives involving the construction of a new building are analyzed for environmental considerations based upon the original criteria presented above. The revised criteria represented in the proposed project concept, however, differ from the criteria of the above alternatives. The revised criteria include:

- o Building size of 295,000 net square feet.
- o 600 parking spaces.
- o Location of some administrative and technical services outside of the Central Library building.

All of the above criteria are flexible and may change as further investigation is completed during the planning and design phases (refer to Section I Clc(3)).

⁸J/M (1977a), p. 11.

⁹J/M (1977b).

¹⁰CRA (1976).

It is anticipated that the environmental impacts of a Central Library constructed to the revised criteria on any of the alternative sites would be generally similar to those created by a building constructed to the various original criteria; the exceptions are the impacts relating to "Library Operations". The revised criteria will necessitate the location of some administrative and technical services outside of the Central Library building and the greater use of space-saving techniques (e.g., microfilm) to compensate for the reduced space.

The environmental impacts associated with the Library are anticipated to be considerably less than those which would result if the sites were to be developed to their potential in accordance with the current zoning (e.g., high-rise complex).

Areas of impact that are common to all the alternatives are discussed in Subsection 2 below. The environmental aspects and implications that are unique to each of the four sites are discussed in Subsections 3-6 below.

A one page overview of the off-site alternatives is presented in Exhibit VI D1. This, together with the on-site alternative overview in Section VI Clb, is intended to assist the reader in distinguishing the various alternatives and the abbreviated designations for each.

OVERVIEW FOR OFF-SITE ALTERNATIVES

Alternative Q-R: Located on Bunker Hill bounded by the following streets: Grand Avenue, 1st Street, Olive Street, and 2nd Place.

Alternative L-M: Located on Bunker Hill bounded by the following streets: Hope Street, 3rd Street, and Grand Avenue. The northerly boundary of the site is approximately half way between 2nd Place and 1st Street.

Alternative 2: Referred to as the Pershing Square Site because of its location immediately east of Pershing Square. The site is bounded by the following streets: Broadway, 5th Street, Hill Street, and 6th Street.

The above alternative sites (i.e., Q-R, L-M, and 2) differ only by location. The original criteria involved a three to five story building with 410,000 net square feet (NSF) and 1000 on-site parking spaces. Revised criteria were advanced in order to better correlate costs with the proposed project and included a building size of 295,000 NSF and 600 on-site parking spaces (the same as the proposed project).

Alternative J/M: Referred to as the library/retail complex. The site is bounded by the following streets: Figueroa Street, 7th Street, Francisco Street, and 8th Street. Original criteria involved an eight story building with the library occupying 371,000 NSF, a department store occupying 171,000 NSF, and eighty other retail shops occupying 170,000 NSF with 1204 parking spaces for all uses. Revised criteria involved a library building size of 295,000 NSF with 600 parking spaces (the same as the proposed project). The retail portions of the complex could vary in size or be deleted.

For each of the off-site alternatives two variations are considered. Variation 1 assumes the existing Library is retained for a compatible use. Variation 2 assumes that the existing site is sold. These variations are designated as follows:

<u>Designations</u>	<u>Comments</u>
QR-1, LM-1, 2-1, JM-1	Compatible use
QR-2, LM-2, 2-2, JM-2	Non-Compatible use

2. Environmental Analysis - General

Development of the Central Library on the sites considered as alternatives to the proposed project will have similar impacts in the following areas:

a. Environmental Impacts - Physical Features

(1) Major Land Formations and Seismic Hazards

All the alternative sites to the proposed project will involve excavation. Before design can commence, a complete geological report concerning soil conditions and loading potential will be necessary. With proper design, no adverse impacts with respect to excavation, shoring, etc., are anticipated.

The only significant geological resource that may exist is oil. If oil does exist beneath any of the alternative sites, slant drilling and other modern technological methods of extracting oil may be utilized to minimize any impact to the sites or the immediate area.

Although history and numerous geological studies have indicated that strong earthquakes may occur in Southern California, no known major faults lie beneath the Central City or any of the alternative sites investigated. As indicated in Attachment 18, the major active fault zones closest to the sites and their approximate distance from the sites are:

- o San Andreas fault zone - 35 miles.
- o Newport-Inglewood fault system - 7 miles.
- o Santa Susana-San Fernando-Sierra Madre fault zone system - 13 miles.

The alternative sites are located approximately five miles from a potentially active fault system (Malibu-Santa Monica-Hollywood-Raymond fault system).

Any structure built on any of the alternative sites will be designed and constructed in conformance with current building codes relating to seismic hazards.

(2) Hydrology

The environmental impacts relating to hydrology are anticipated to be minor and similar to those created by the proposed project (refer to Section III Bla(1)).

(3) Climate and Meteorology

All the off-site alternatives involve construction of a structure from three to eight stories in height. Because of the height of the existing or planned development near all of the alternative sites, a "wind tunnel" effect of varying intensity is anticipated. This effect at any of the sites is not anticipated to be significant or adverse. The amount of thermal energy expended by heat-generating equipment during building construction and operation is anticipated to be negligible and similar to that of the proposed project; changes in the amount of thermal pollution resulting from the covering of large areas with structures and paving is anticipated to be minimal (refer to Section III Bla(2)).

(4) Vegetation and Wildlife

Unlike the present site, all alternative sites, except the Bunker Hill Sites (Sites L-M and Q-R), are essentially void of vegetation (see Attachment No. 13). The construction of the Central Library building with its appurtenant facilities on Sites L-M or Q-R will necessitate the removal of all the existing vegetation. The vegetation is not considered to be rare or endangered. Its removal will not be an irreplaceable loss since the vegetation existing is common to the area.

Extensive use of landscaping material is anticipated with any of the alternative sites; it is further anticipated that the landscaping will enhance the aesthetics of the area.

The type of existing development on the sites and the lack of vegetation has resulted in a paucity of wildlife that is normally indigenous to the area. The limited existing avian and rodent populations are anticipated to migrate to other areas during construction and return to the sites after landscaping is completed.

b. Environmental Impacts - Land Use and Zoning

The construction of the Central Library on any of the alternative sites will affect adjacent land uses with respect to shade and shadow. Except for the library/retail complex, it is anticipated that this affect will be minimal due to the low height of the proposed structure. The example given by Ralph Jackson/John D. Morrissey for a library/retail complex involves a structure that is eight stories in height and could possibly influence buildings of lesser height in the immediate area. It should be noted, however, that many of the existing buildings surrounding the alternative sites are higher than the proposed library structure and may impact the proposed library.

Outdoor illumination levels from any of the buildings on alternative sites are not anticipated to adversely effect adjacent land uses. Any increase will be similar to that of the proposed project (refer to Section III B2a(2)).

The location of the Central Library on any of the alternative sites would be in conformance with the Los Angeles Central City Community Plan (adopted May 2, 1974) which states that "alternative sites include the present site or another site close to the center of the Central Commercial Core."¹ Furthermore, the Public Libraries Plan (adopted November 4, 1968) has as one objective "To reconstruct a central library which will serve as a high-volume public circulating library and a major research center for the City and the metropolitan region".²

Any widening or improvement of the adjacent roadways done in conjunction with the development of any of the alternative sites for library purposes should conform with the Highways and Freeways Element of the General Plan.³

No adverse aesthetic impacts to the area are anticipated with the development of the Central Library on any of the alternative sites. No obstruction of significant views enjoyed by adjacent or nearby properties will result.

¹Planning (1974), p. 7.

²Planning (1968).

³Planning (1976a).

c. Environmental Impacts - Air

The environmental impacts relating to air are anticipated to be similar to those created by the proposed project (refer to Section III B4).

d. Environmental Impacts - Noise

The environmental impacts relating to noise are anticipated to be similar to those created by the proposed project (refer to Section III B5).

e. Environmental Impacts - Service Systems

Electrical power, natural gas, water, sanitary sewer, and solid waste, storm flow disposal, and communication services are available to all of the alternative sites investigated.

The following organizations provide these services:

o City of Los Angeles Department of Water and Power	Electrical Power Water
o City of Los Angeles Department of Public Works	Sanitary Sewers Solid Waste Disposal Storm Flow Disposal
o Southern California Gas Company	Natural Gas
o Pacific Telephone and Telegraph Company	Communication Services
o City of Los Angeles Department of Public Utilities and Transportation	Communication Services

A new Central Library building would require construction of appropriate utility connections to serve the site. No significant direct impacts are anticipated on any service due to loads imposed by a new building; the capacity of existing service systems is sufficient to meet the moderate increase in loads imposed by a new library facility. However, the cumulative increase in demand created by this project and others in the region may necessitate expansion of facilities.

It is anticipated that any increase in demands upon service systems will be similar to those of the proposed project (refer to Section III B6).

f. Environmental Impacts - Public Facilities

(1) Police and Security Services

Police protection services for all alternative sites are provided by the City of Los Angeles Police Department. It is anticipated that the impacts relating to police protection services will be similar to those created by the proposed project (refer to Section III B7b(1)).

The Central Library also has its own security force provided by the Library Department capable of handling security within the context of normal library operations.

An electronic internal security system is proposed that is anticipated to be a significant deterrent to crime in the library. The proposed "open-space" library design also serves as a deterrent to crime by minimizing hidden and sheltered areas.

(2) Fire Protection

Fire protection services for all the alternative sites are provided by the City of Los Angeles Fire Department. It is not anticipated that the new Central Library itself would necessitate increased fire protection services; considering the fire hazards present in the existing Central Library, the need for fire protection services may possibly decrease.

g. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological Resources

All of the alternative sites under consideration are in areas which have experienced extensive grading as a result of site development or preparation activities. As most archaeological and paleontological remains are found on or near the original ground surface, it is highly unlikely that any archaeological or paleontological resources exist at any of the alternative sites.

In the event that one of the alternative sites is selected, an archaeological and paleontological investigation will be conducted to identify the possibility of finding artifacts at the site. Additionally, construction specifications will require that work be stopped and the site be evaluated by qualified personnel if any artifacts are uncovered during excavation activities.

(2) Cultural Resources - General

The National Register of Historic Places, the California Inventory of Historic Resources and the Cultural Heritage Board of the City of Los Angeles were consulted with regards to cultural resources on the alternative sites. Except for the A.L. Bath Building (refer to Section VI D5j(3)), no additional cultural resources were identified.

(3) Cultural Resources - Central Library

Inherent in the construction of a new Central Library on any of the off-site locations is the problem of the disposition of the existing Central Library structure. A significant adverse impact with respect to historical resources exists by the mere fact that the disposition of the structure is unknown.

The existing building could be demolished and the site sold to private developers. A high-rise structure similar to those in the immediate vicinity of the Central Library could be constructed on the site pursuant to the current C5-4 zoning of the site. This option, however, involves the destruction of a recognized historical resource and is a possible adverse impact of choosing an off-site location for the new Central Library.

The building could be retained and utilized for purposes other than a library or for a use compatible with the original design for which it is recognized. A compatible use of the existing structure (e.g., branch library, museum) could be a possible mitigating measure to the construction of the Central Library on an off-site location. An incompatible use of the structure for which it was originally recognized (e.g., a warehouse, offices, shopping complex) could be an adverse impact.

It should be noted that any restriction of access to the interior portions of the library would result in a loss of historical significance to the entire structure.

A possible use of the existing Central Library structure involves the utilization of the building as a branch or specialized collection library and cultural center with the Central Library collection being moved to one of the alternative sites. This would result in a completely new branch or special collection library located in the Central Business District in addition to the current collection of the Central Library. An example of this approach is the transformation of the structure of the previous main Public Library of the City of Chicago into the Chicago Public Library Cultural Center as described in Section III B7a(4)(e). The Cultural Center, dedicated in October of 1977, includes a popular and fine arts library, exhibit areas for the various arts and meeting rooms. A new main Public Library is proposed for construction at another location; the collection will then be moved from its temporary quarters in a remodeled warehouse. Few major changes were made to the interior of the structure. By removal of the partition walls, smaller rooms were combined so as to create an atmosphere of open spaciousness within the building. The interior transformation has produced a building that preserves the historical and architectural integrity of the structure.

It is difficult to determine, except in generalized terms, as has been done above, an exact use for the existing library structure that would sufficiently retain the historical significance of the building, prove functional, and be feasible when economic and social factors are considered. An alternate use has not been advanced in detail and, therefore, the disposition of the existing structure is unknown if an off-site location is chosen as the site for a new Central Library.

In any option to retain the use of the building in whatever capacity deemed appropriate, rehabilitation of the building to meet current seismic and fire codes would be necessary, similar to the work necessary for Alternate 1a (see Section VI C3a(2)).

h. Growth Inducing Impacts

Growth inducing impacts for a library built on any of the alternative sites are anticipated to be similar to impacts for the present site (see Section III B2c(2) and Section V C1).

i. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be similar to those of the proposed project (refer to Section IV A).

j. Long-Term Implications

The long-term implications of the construction of a new building on any of the sites primarily involve the following:

- o Provision for better library service -- The construction of a larger and more efficient building would allow for the provision of better library service in the Central Library and the branches and, therefore, benefit current and future patrons. Existing inadequacies in service could be remedied.
- o Incremental increases in air and noise pollution, traffic generation, and service systems usage.
- o Irretrievable commitment of resources -- The use of materials out of which a new Central Library building will be constructed involves an irreversible use of resources.
- o Irreversible commitment of site -- The use of any of the sites for library purposes will be, for the foreseeable future, irreversible and will restrict future generations to this same use.
- o A new building could beneficially affect long-term library operations by permitting a building of maximum functional design and flexibility, and permitting future expansion, if provisions were made for such in the initial building design.

- o Increase in energy consumption -- Although the increase in energy consumption by the construction of a new building is anticipated to be moderate and fully within the abilities of the appropriate agencies to handle, the incremental increase in consumption of energy will be a permanent aspect of a new building. As energy costs increase, the incremental increase in energy consumption due to the new building will become more costly.
- o Positive influence to growth -- Development may be influenced by the presence of the new Central Library to the extent that the Central Library would be a desirable adjacent land use.

EXISTING SITE

3. Environmental Analysis - Existing Site

a. Description of the Alternate

(1) Introduction

Charles Luckman Associates (CLA) investigated the feasibility of razing the existing Central Library structure in order to construct a new building on the existing site.¹

(2) Location

A discussion of the location of this alternative may be found in Section I A.

(3) Technical Characteristics

The assumed physical characteristics of a new building on the existing site are:²

- o A three to five story building
- o 575,000 gross square feet (410,000 net square feet)
- o 1,000 on-site parking spaces
- o Utilization of the "open-space" concept

(4) Comments

The factors that differentiate this alternative (construction of a new building on the existing site) from the Pershing Square and Bunker Hill alternatives are primarily related to this site. The buildings proposed for construction with any of these alternatives are similar and will adequately meet the Library Department criteria. Therefore, site advantages are important. CLA has identified numerous advantages to the utilization of the existing site for a new library building:³

- o Public identification with traditional location.

¹CLA (1976a).

²CLA (1976a), p. 4.

³CLA (1976a), p. 22-23.

EXISTING SITE

- o Closely related to civic, cultural, and commercial centers.
- o Excellent access for automobiles and pedestrians.
- o Highly visible site.
- o Adjacent to over-flow parking and meeting facilities.
- o Sloping site advantageous to multi-level parking access.
- o Centered in direction of Central Business District growth.
- o Excellent public transportation.
- o Generally good surrounding environs.
- o Site presently owned by the City.

The construction of a new building on the existing site is not considered to be a feasible alternative since it would definitely involve the destruction of a recognized historical resource. Therefore, this alternative is not included in the Matrix Analysis of Alternatives (refer to Section VI F) and cost estimates by the City of Los Angeles were not prepared. Because the existing site was chosen by Charles Luckman Associates as one of the top three locations for a new Central Library, however, the relative merits of this alternative are included in this report for completeness.

b. Environmental Setting

The environmental setting is the same as that of the proposed project (refer to Section II).

c. Environmental Impacts - Physical Features

The environmental impacts relating to physical features are discussed in Section VI D2a.

EXISTING SITE

d. Environmental Impacts - Land Use and Zoning

General impacts relating to land use and zoning are discussed in Section VI D2b.

(1) Zoning (refer to Attachment No. 8, Sheet 1)

The zoning of the existing site is discussed in Section III B2a(1).

(2) Adjacent Land Uses

The adjacent land uses are the same as that surrounding the proposed project (refer to Section III B2c(2)).

e. Environmental Impacts - Circulation

Impacts relating to circulation (vehicular, pedestrian, and parking) are anticipated to be similar to those of the proposed project (refer to Section III B3). Similar unavoidable impacts would occur.

f. Environmental Impacts - Air

The environmental impacts relating to air are anticipated to be similar to those created by the proposed project (refer to Section III B4).

g. Environmental Impacts - Noise

The environmental impacts relating to noise are anticipated to be similar to those created by the proposed project (refer to Section III B5).

h. Environmental Impacts - Service Systems

The environmental impacts relating to service systems are discussed in Section VI D2e.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

The environmental impacts relating to police and security services are discussed in Section VI D2f(1).

(2) Fire Protection

The environmental impacts relating to fire protection are discussed in Section VI D2f(2).

EXISTING SITE

(3) Library Operations

The demolition of the existing library structure and the subsequent construction of a new building on the same site would necessitate the temporary relocation of the library collection for the duration of the demolition and construction period. Disruptions to library operations and restricted service to library patrons would result.

The Library Department has the following comments regarding this alternative with respect to library operations:

"Although the end result of such a program (demolition of the existing structure and construction of a new building) might be a functional and efficient building in an excellent location, attempts by this department and other city agencies to find a practical interim location for the library during the construction phase have proved unsuccessful in the past. Such a plan may therefore cause Central Library services to be severely constricted for several years, and this is not acceptable to this department."⁴

There are no mitigation measures available with regard to the construction disruption cited above. Thus less efficient, restricted, and disrupted library service would inevitably result, and would constitute an unavoidable adverse impact.

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological Resources

The environmental impacts relating to archaeological and paleontological resources are discussed in Section VI D2g(1).

⁴Library (1977c), p. 6.

EXISTING SITE

(2) Cultural Resources - Central Library

If the existing site is chosen as the location for the construction of a new library building, demolition of the existing structure would be necessary. This would result in the loss of a historical resource recognized by the Los Angeles City Cultural Heritage Board and included in the National Register of Historic Places. Although notable portions of the architectural features and various works of art could be removed from the existing structure and located in the new building, the exact disposition of these items can not be determined until a proper study has been completed.

To partially mitigate adverse impacts to cultural resources, salvage of the existing works of art would be possible. These works of art could be incorporated in any new library building.

Construction of a new library building on the existing site would involve the loss of a recognized historical and architectural resource. This is an unavoidable adverse impact of utilizing the existing site for a new library building.

General impacts relating to cultural resources are discussed in Section VI D2g(2).

EXISTING SITE

k. Environmental Impacts - Socio-Economic

The social impacts related to this alternative are anticipated to be similar to those of the proposed project (refer to Section III B9).

l. Growth Inducing Impacts

A discussion relating to growth inducing impacts may be found in Section VI D2h.

m. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be similar to those of the proposed project (refer to Section IV A).

n. Long-Term Implications

A general discussion relating to long-term implications may be found in Section VI D2j. An additional long-term implication of utilizing the existing site is the loss of a recognized historical resource. The demolition of the existing Central Library would deprive future generations of the opportunity to appreciate the many attributes of the building.

4. Environmental Analysis - Bunker Hill Sites
(Sites Q-R and L-M)

a. Description of the Alternate

(1) Introduction

Site Q-R, advanced by Charles Luckman Associates (CLA),¹ and Site L-M, advanced by the Community Redevelopment Agency of the City of Los Angeles (CRA),² have similar environmental impacts and, therefore, will be discussed together. While it is recognized that variations in location, elevation, and other aspects do exist, these are not of sufficient magnitude to warrant separate discussions relative to the environmental implications.

(2) Location

These alternative sites are located within the Bunker Hill Redevelopment area of the Central City of the City of Los Angeles. Site Q-R is bounded by Grand Avenue, 1st Street, Olive Street, and 2nd Place* (refer to Attachment No. 13, Sheet 4). Site L-M is bounded by Hope Street, 3rd Street, Grand Avenue and the centerline of vacated 2nd Street. It is bisected by 2nd Place (refer to Attachment 13, Sheet 3).

(3) Technical Characteristics

The assumed physical characteristics of the new building are:³

- o A three to five story building
- o 575,000 gross square feet (410,000 net square feet)
- o 1,000 on-site parking spaces
- o Utilization of the "open-space" concept

¹CLA (1976a).

²CRA (1976).

³CLA (1976a), p. 4.

*The name of the street known as "2nd Place" has been changed to "General Thaddeus Kosciuszko Way" (effective January 24, 1978 by Ordinance No. 150,521). However, reference to this street in this report will remain as "2nd Place."

(4) Comments

CLA has identified numerous advantages to Site Q-R. These are as follow:⁴

- o Good visibility
- o Good accessibility
- o Strong ties to the cultural center
- o Identifies with the Civic Center and its thousands of employees and citizens
- o Good public transportation
- o Sloping site advantageous to multi-level parking access

Site L-M, in general, has similar advantages. Correspondence⁵ from the Community Redevelopment agency of the City of Los Angeles has indicated that Site L-M is currently unavailable as a Central Library location. The Agency is under exclusive negotiations with a developer for the development of the site. However, because of the possibility that the development may not materialize and the fact that the Agency did propose Site L-M as a Central Library location, the relative merits of Site L-M are included in this report.

b. Environmental Setting

Sites Q-R and L-M are located within the Bunker Hill Redevelopment area and have an approximate size of 5.3 acres and 4.4 acres, respectively (refer to Attachment No. 8, Sheet 4 and Attachment No. 13, Sheets 2, 3, and 4). The sites are within a burgeoning region that has developed to date with high-rise commercial and civic buildings.

Additional information relating to the environmental setting (e.g., zoning, adjacent land uses) may be found in Sections II A1, VI D4d, and VI D4e.

⁴CLA (1976a), pg. 23

⁵Letter from Edward Helfeld, CRA Administrator, November 9, 1977.

c. Environmental Impacts - Physical Features

The environmental impacts relating to physical features are discussed in Section VI D2a.

d. Environmental Impacts - Land Use and Zoning

General impacts relating to land use and zoning are discussed in Section VI D2b.

(1) Zoning (refer to Attachment No. 8, Sheet 1)

The majority of Site L-M is zoned for multiple-dwelling uses (Zone R5-4). Certain portions of the site along 3rd Street are zoned for commercial uses (Zone C2-4).

The majority of Site Q-R is zoned for multiple-dwelling uses (Zone R5-4) with portions of the site along 1st Street being zoned for commercial uses (Zone C2-4).

(2) Adjacent Land Uses

The surrounding land is used primarily for parking purposes and is undeveloped. Immediately to the southwest of the proposed sites is located the Security Pacific National Bank Headquarters (a high-rise building); to the north are located the Dorothy Chandler Pavilion of the Music Center and the Los Angeles County Courthouse. The Bunker Hill Towers (a residential, high-rise complex) is located to the west (see Attachment No. 13, Sheets 1 and 2).

Portions of Site Q-R are currently being utilized for parking purposes.

(3) Right-of-Way Acquisition

Construction of the Central Library on either of the Bunker Hill sites will involve the acquisition of right of way.¹ To mitigate impacts, property owners would be financially reimbursed for the acquisition of right of way, land improvements, and severance damages in accordance with City policy. If relocation assistance is required, it will be administered under the Los Angeles Relocation Assistance Ordinance No. 141,606, authorized by Chapter 16, Division 7, Title I of the government code of the State of California. The impact of right-of-way acquisition on the affected land owners is unavoidable.

¹R/W (1977b).

e. Environmental Impacts - Circulation

The number of traffic lanes on each roadway serving Sites L-M and Q-R follows:

<u>Site</u>	<u>Roadway Name</u>	<u>Number of Traffic Lanes</u>	
		<u>N or E Bound</u>	<u>S or W Bound</u>
Site L-M	Hope Street	2	2
	Grand Avenue	3	3
	3rd Street	2	2
	2nd Place	2	2
Site Q-R	Grand Avenue	3	3
	1st Street	3	3
	Olive Street	3	3
	2nd Place	2	2

Please refer to Attachment No. 13, Sheets 2, 3, and 4 for a pictorial representation of the roadway system surrounding Sites L-M and Q-R.

Using directional peak-hour traffic volumes (refer to the report from the City of Los Angeles Department of Traffic, Attachment No. 22, Sheets 1-9), the street network adjacent to Sites L-M and Q-R was evaluated for its traffic carrying capacity for the existing, post-construction and future situation for level of service D* (which is an acceptable operating level of service in the Central Business District).

*Definition of Level of Service D: "Level of Service D approaches unstable flow, with tolerable operating speeds being maintained though considerably affected by changes in operating conditions. Fluctuations in volume and temporary restrictions to flow may cause substantial drops in operating speeds. Drivers have little freedom to maneuver, and comfort and convenience are low, but conditions can be tolerated for short periods of time." (Source: Highway Capacity Manual 1965, Highway Research Board, Special Report 87, p. 81.)

The Department of Traffic has indicated that a traffic carrying capacity of 550 vehicles/hour/lane is a good approximation for initial study purposes, of Level of Service D. "This value should be used as an indicator to determine the approximate operating characteristics of a downtown street. If the volume of traffic at an intersection approach is well below 550 vehicles/hour/lane, operating conditions can be expected to be satisfactory. Likewise, if traffic volumes are far in excess of this value, operating conditions can be expected to be quite poor. As traffic volumes approach 550 vehicles/hour/lane, the operating conditions are becoming critical and a more detailed analysis is required."⁶ Therefore, utilizing the directional peak hourly traffic volumes, the number of lanes existing on each of the streets adjacent to the alternative sites investigated (see above), and the traffic carrying capacity of each lane (550 vehicles/hour/lane), the adequacy of the existing street system to service the existing and projected volumes at each of the alternative sites was evaluated.

An evaluation of the street networks around Bunker Hill on sites L-M and Q-R indicates that "all streets are anticipated to be operating satisfactorily. A traffic volume of approximately 580 vehicles/hour/lane is estimated on 1st Street. Considering the anticipated low cross street volumes in the vicinity of these sites, however, no significant project-related traffic impact upon the circulation system is expected."⁷

It should be emphasized that the development of Site L-M or Site Q-R in full conformance with the potential allowed by zoning could result in considerably more traffic, especially at peak hours, than development of either of the sites for library purposes. The location of the Central Library on either of these sites would have less of an impact, with respect to traffic, than the zoned high density uses.

There are no immediate plans to extend the pedway system adjacent to or near Sites Q-R or L-M. However, a tunnel under Hope Street between 3rd Street and 4th Street (see Attachment No. 11) that is part of the existing pedway system could feasibly serve as a connection to this portion of Bunker Hill. The construction of individual pedway bridges is contingent upon the type of development in the area and the support the development can provide for the system.

⁶Traffic (1978), pg. 1

⁷Traffic (1978), pg. 3

SITES L-M AND Q-R (BUNKER HILL)

The People Mover Line is proposed to either run adjacent to or within one block of Sites Q-R and L-M.

The Mini-Bus Line of the Southern California Rapid Transit District currently runs adjacent to both Sites Q-R and L-M along 1st Street and Flower Street.

Adequate facilities for access for the handicapped will be provided.

Site L-M consists of two separate parcels separated by 2nd Place (refer to Attachment No. 13, Sheets 2 and 3). The vacation of that portion of 2nd Place between Hope Street and Grand Avenue would probably be required to permit development on both parcels as a single unit. Either complete vacation or overhead vacation only may be required, depending upon the building configuration selected. If a complete vacation of 2nd Place is executed, the result would require 2nd Place to terminate at lower Grand Avenue with an elbow configuration at their confluence; this should not create significantly adverse traffic circulation impacts.

f. Environmental Impacts - Air

The environmental impacts relating to air are anticipated to be similar to those created by the proposed project (refer to Section III B4).

g. Environmental Impacts - Noise

The environmental impacts relating to noise are anticipated to be similar to those created by the proposed project (refer to Section III B5).

It should be noted that during the construction period, noise levels in the area are anticipated to increase and may affect adjacent residential communities. However, "Standard Specifications for Public Works Construction" and applicable City noise ordinances are anticipated to mitigate these impacts, but construction disruption is unavoidable.

h. Environmental Impacts - Service Systems

The environmental impacts relating to service systems are discussed in Section VI D2e.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

The general environmental impacts relating to

police and security services are discussed in Section VI D2f(1).

Specific comments by the Los Angeles Police Department relating to the two sites follow:

"These sites ... would have the least impact on police services. Both are located in a relatively low crime district and are removed from places frequented by undesirables."⁸

(2) Fire Protection

The environmental impacts relating to fire protection are discussed in Section VI D2f(2).

(3) Library Operations

The Library Department has the following comments with respect to library operations regarding the use Site Q-R.

"In general, the Library Department considered that a workable library of adequate size could be developed on this site. There was some reservation because of questions of accessibility, since the building would have to be located on a hill, and at some distance from the commercial and employment center of downtown. However, there would be easy access from the civic center and the Music Center complex."⁹

The Library Department has the following comments with respect to library operations regarding the use of Site L-M:

"While this site was adequate for the development of a functional building of sufficient site (sic), the staff of the library had serious reservations about its accessibility. Isolated both from the major commercial and the civic center areas, its location at an appreciable height above surrounding areas would have made its approach by pedestrians extremely difficult. Library use could have become practically restricted to those using vehicular access, by car or public transportation, with the latter not being well developed. Consideration was given to the likelihood of the projected downtown people mover passing by this library, but there was no certainty that this would occur."¹⁰

⁸Police (1977).

⁹Library (1977c), p. 4.

¹⁰Library (1977c), p. 5.

SITES L-M AND Q-R (BUNKER HILL)

As stated in Section VI E2b, approximately one-quarter of the patrons of the existing Central Library arrive by foot. This compares with one-quarter of the patrons utilizing mass transit and one-half utilizing automobiles. Therefore, accessibility of the Central Library by pedestrians is important. The potential problem with pedestrian access cited above is inherent in the topography of the area of either Bunker Hill site, cannot be mitigated, and is thus unavoidable.

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological Resources

The environmental impacts relating to archaeological and paleontological resources are discussed in Section VI D2g(1).

(2) Cultural Resources - Central Library

The environmental impacts relating to the cultural resources of the Central Library are discussed in Sections VI D2g(2) and VI D2g(3).

Inherent in the construction of a new Central Library on either of the Bunker Hill sites is the problem of the disposition of the existing Central Library structure. A positive mitigation measure would be the retention and utilization of the building for a use compatible with the original design for which it is recognized. If the existing building was not retained for a compatible use, works of art could be salvaged for use in the new building or elsewhere, to partially mitigate adverse impacts to cultural resources.

The demolition and/or sale of the existing building and site could possibly be an unavoidable adverse impact of choosing an off-site location for the new Central Library. Altering the original intent and effect of various works of art is unavoidable, and may be viewed as a significant adverse impact.

SITES L-M AND Q-R (BUNKER HILL)

k. Environmental Impacts - Socio-Economic

Locating the Central Library on either of the Bunker Hill sites will have a positive influence on growth in the area to the extent that the Central Library would be a desirable adjacent land use. Fewer problems with undesirables may result by locating the Central Library on Bunker Hill away from the current site.

For additional information relating to the social impacts inherent in the location of the Central Library on either of the Bunker Hill sites, please refer to Section III B9a(1).

l. Growth Inducing Impacts

A discussion relating to growth inducing impacts may be found in Section VI D2h.

m. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be similar to those of the proposed project (refer to Section IV A).

n. Long-Term Implications

A discussion relating to long-term implications may be found in Section VI D2j.

SITE 2 (PERSHING SQUARE)

5. Environmental Analysis - Pershing Square Site (Site 2)

a. Description of the Alternate

(1) Introduction

The Pershing Square Site was originally recommended by Charles Luckman Associates (CLA) as the most desirable location for a new Central Library.¹

(2) Location

This alternative site is located in the Central Business District of the City of Los Angeles and is bounded by Broadway, 6th Street, Hill Street and 5th Street. Lindley Place bisects the site (refer to Attachment No. 13, Sheet 6).

(3) Technical Characteristics

The assumed physical characteristics of the new building on the Pershing Square Site are:²

- o A 3 to 5-story building
- o 575,000 gross square feet (410,000 net square feet)
- o 1,000 on-site parking spaces
- o Utilization of the "open-space" concept

(4) Comments

CLA has identified numerous advantages to the use of this site:³

- o Excellent access for automobiles and pedestrians
- o Excellent public transportation
- o Adjacent to over-flow parking and meeting facilities
- o Prominent location, highly visible within area
- o Takes advantage of Pershing Square "open space"
- o Social benefits by up-grading immediate area

¹CLA (1976b)

²CLA (1976a), pg. 4

³CLA (1976a), pg. 24

SITE 2 (PERSHING SQUARE)

The Community Redevelopment Agency of the City of Los Angeles has indicated a negative response to the use of this site for a new Central Library. Included in the concerns of the Agency are the following factors:

- o "Physical Disruption -- The 'short' term impact (3-1/2 to 4 years in construction) would severely restrict pedestrian movement on the most heavily travelled side of Broadway. The long-term impact would be a permanent 600-foot zone of little interest to Broadway shoppers at exactly the midpoint of the street..."
- o "Economic Disruption -- The immediate annual sales loss alone will be ten million dollars and may be much larger because of the loss of 'critical mass' of retail space during construction."⁴

b. Environmental Setting

The Pershing Square Site is located within an older commercial area of the Central Business District of the City of Los Angeles and has a size of approximately 4.7 acres (refer to Attachment 13, Sheets 5 and 6). The business establishments along Broadway (on the easterly side of the site) serve primarily Spanish-speaking people. Urban open space (Pershing Square) is located westerly of the site.

Additional information relating to the environmental setting (e.g., zoning, adjacent land uses) may be found in Sections II A1, VI D5d, and VI D5e.

c. Environmental Impacts - Physical Features

The environmental impacts relating to physical features are discussed in Section VI D2a.

d. Environmental Impacts - Land Use and Zoning

General impacts relating to land use and zoning are discussed in Section VI D2b.

(1) Zoning (refer to Attachment No. 8, Sheet 1)

The Pershing Square Site (Site 2) is zoned for commercial uses (Zone C5-4).

⁴CRA (1976), Transmittal letter to Edward N. Helfeld from Charles Kober Associates, page 2.

SITE 2 (PERSHING SQUARE)

(2) Adjacent Land Uses

Site 2 is currently utilized for parking purposes and commercial uses (primarily on Broadway and 5th Street).

Immediately to the west of Site 2 is located Pershing Square (a park with underground parking). To the north, south, and east are high-rise commercial developments (see Attachment No. 13, Sheets 5 and 6).

(3) Right-of-Way Acquisition

Construction of the Central Library at this location will involve the acquisition of right of way.* To mitigate impacts, property owners would be financially reimbursed for the acquisition of right of way, land improvements, and severance damages in accordance with City policy. If relocation assistance is required, it will be administered under the Los Angeles Relocation Assistance Ordinance No. 141,606, authorized by Chapter 16, Division 7, Title I of the government code of the State of California.

Of paramount importance to the Community Redevelopment Agency of the City of Los Angeles is the economic and physical disruption to the shopping area along Broadway. Inclusion of retail outlets at ground level in the Central Library building could substantially mitigate any adverse impact to the shopping area created by the intrusion of the Central Library into the shopping area.

The impact of right-of-way acquisition and relocation on the affected landowners and businesses is unavoidable.

e. Environmental Impacts - Circulation

Site 2 is served by the following roadways with each roadway having the following number of traffic lanes:

<u>Roadway Name</u>	<u>Number of Traffic Lanes</u>	
	<u>N or E Bound</u>	<u>S or W Bound</u>
Broadway	3	3
6th Street (one-way street)	4	None
Hill Street	3	3
5th Street (one-way street)	None	4

*R/W (1976b).

SITE 2 (PERSHING SQUARE)

Please refer to Attachment No. 13, Sheets 5 and 6 for a pictorial representation of the roadway system surrounding Site 2.

Using directional peak-hour traffic volumes (refer to the report from the City of Los Angeles Department of Traffic, Attachment No. 22, Sheets 10-13), the street network adjacent to Site 2 (Pershing Square) was evaluated for its traffic carrying capacity for the existing, post-construction and future situation for Level of Service D* (which is an acceptable operating level of service in the Central Business District).

The Department of Traffic has indicated that a traffic carrying capacity of 550 vehicles/hour/lane is a good approximation for initial study purposes of Level of Service D. "This value should be used as an indicator to determine the approximate operating characteristics of a downtown street. If the volume of traffic at an intersection approach is well below 550 vehicles/hour/lane, operating conditions can be expected to be satisfactory. Likewise, if traffic volumes are far in excess of this value, operating conditions can be expected to be quite poor. As traffic volumes approach 550 vehicles/hour/lane, the operating conditions are becoming critical and a more detailed analysis is required."⁵ Therefore, utilizing the directional peak hourly traffic volumes, the number of lanes existing on each of the streets adjacent to the alternative sites investigated (see above), and the traffic carrying capacity of each lane (550 vehicles/hour/lane), the adequacy of the existing street system to service the existing and projected volumes at each of the alternative sites was evaluated.

The result of this evaluation is that the existing street system surrounding the Pershing Square site is adequate to handle the vehicular loading at peak hours. However, because of the prevailing traffic conditions in the Central Business District, the Department of Traffic has indicated that, "with the exception of the Bunker Hill sites, congestion and delay will probably prevail around any location chosen in the downtown area. Any additional traffic from the ...Pershing Square site... will have a cumulative impact on the environment with respect to traffic circulation. Realistically, the additional traffic predicted to be generated by the Library expansion is less than the daily fluctuations experienced and probably

*See asterisked footnote in Section VI D4e for definition of Level of Service D.

⁵Traffic (1978), pg. 1

SITE 2 (PERSHING SQUARE)

could not be detected by current methods of data collection."⁶

It should be emphasized that the development of Site 2 in full conformance with the potential allowed by zoning could result in considerably more traffic, especially at peak hours, than development of the site for library purposes. The location of the Central Library on this site would have less of an impact, with respect to traffic, than the zoned high density uses.

No current plans have been adopted to extend the pedway system adjacent to or near Site 2. However, it has been proposed to extend the pedway system to Pershing Square (located across Hill Street from Site 2). The construction of a pedway bridge from Pershing Square to Site 2 could then extend the pedway system to the Central Library Site.

A state demonstration grant is currently being pursued to finance a project that will test "the feasibility and acceptability of converting Broadway between 2nd Street and 9th Street to a mall for the exclusive use of busses and pedestrians..."⁷ Boxed trees and traffic control devices will temporarily be placed along Broadway with bus lanes and loading bays being delineated by pavement markings and traffic cones only. Private passenger vehicles will not be allowed in the mall area. Cross traffic to Broadway will flow normally except that turn movements onto Broadway will be disallowed.

The mall demonstration program will be instituted for an initial period of 90 days after which the results of the program will be analyzed to determine the degree of success of the program and its acceptability to the public and business community. If the outcome is favorable, that portion of Broadway between 2nd and 9th Streets will be "totally reconstructed with wide pedestrian areas including planted areas, park benches, fountains, restrooms, and ornamental street lighting"⁸ (see Attachment No. 10, Sheets 4 and 5). The improvements will be permanent in contrast to the temporary nature of the proposed demonstration program.

⁶Traffic (1978), pg. 6

⁷Engineering (1977b), pg. 1

⁸Engineering (1977b), pg. 9

SITE 2 (PERSHING SQUARE)

The People Mover is not proposed to serve the location of Site 2.

The Mini Bus Line of the Southern California Rapid Transit District currently runs within one block of Site 2.

Adequate facilities for access for the handicapped will be provided.

The construction of the Central Library on Site 2 would require the vacation of Lindley Place between 5th and 6th Streets (see Attachment No. 13, Sheets 5 and 6). Lindley Place is utilized as an alley for localized access and movement; with the removal of the commercial facilities within Site 2, the need for Lindley Place from a vehicular circulation and access aspect would essentially be voided. Therefore, it is not anticipated that the vacation of Lindley Place would create any adverse traffic circulation or access impacts.

Because of the prevailing traffic conditions in the Central Business District, the Department of Traffic has indicated that congestion and delay will probably prevail around this site. Any additional traffic due to the location of the Central Library on this site would have a cumulative and unavoidable adverse impact on traffic circulation in the area, and cannot be mitigated.

SITE 2 (PERSHING SQUARE)

f. Environmental Impacts - Air

The environmental impacts relating to air are anticipated to be similar to those created by the proposed project (refer to Section III B4).

g. Environmental Impacts - Noise

The environmental impacts relating to noise are anticipated to be similar to those created by the proposed project (refer to Section III B5).

h. Environmental Impacts - Service Systems

The environmental impacts relating to service systems are discussed in Section VI D2e.

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

The general environmental impacts relating to police and security services are discussed in Section VI D2f(1).

Specific impacts have been identified by the Los Angeles Police Department:

"This site is located in a ...four-block area which recorded the highest number of selected crimes in Central Area for the second quarter of 1977. A significant percentage of these were violent crimes such as robbery and aggravated assault. The site is near Pershing Square and a number of other locations which tend to attract undesirables. The construction of the Central Library in this area would increase the potential of library users becoming victims of crime."⁹

The area police problems cited above cannot be mitigated; thus the increase in the potential of library users becoming victims of violent crimes constitutes an unavoidable adverse impact.

(2) Fire Protection

The environmental impacts relating to fire protection are discussed in Section VI D2f(2).

⁹Police (1977).

(3) Library Operations

This alternative would allow the Library to remain fully operational during the construction period. Therefore, only at the time of the relocation to the new facility, would library operations be affected.

The Library Department has the following comments regarding this alternative with respect to library operations:

"This location was generally acceptable to the library staff, although there were some reservations as to the time element that might be involved in acquiring and assembling the many individually owned parcels which make up the property.

"In general, the staff saw no reason why a proposal utilizing this site should not result in a functional, accessible library structure of adequate size."¹⁰

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological Resources

The environmental impacts relating to archaeological and paleontological resources are discussed in Section VI D2g(1).

¹⁰Library (1977c), pg. 4

SITE 2 (PERSHING SQUARE)

(2) Cultural Resources - Central Library

The environmental impacts relating to the cultural resources of the Central Library are discussed in Sections VI D2g(2) and VI D2g(3).

Inherent in the construction of a new Central Library at this location is the problem of the disposition of the existing Central Library structure. A positive mitigation measure would be the retention and utilization of the building for a use compatible with the original design for which it is recognized. If the existing building was not retained for a compatible use, works of art could be salvaged for use in the new building or elsewhere, to partially mitigate adverse impacts to cultural resources.

The demolition and/or sale of the existing building and site could possibly be an unavoidable adverse impact of choosing an off-site location for the new Central Library. Altering the original intent and effect of various works of art is unavoidable, and may be viewed as a significant adverse impact.

(3) Cultural Resources - A. L. Bath Building

The A. L. Bath Building is located on the southeasterly corner of 5th and Hill Streets and is within the boundaries of the Pershing Square Site (Site 2).

The A. L. Bath Building is listed in the California Inventory of Historic Resources due to its unusual architectural style; this building is the last of the "bay window" buildings in the area (although extensive past remodeling has tended to cover the building's architectural attributes). However, the building is not included in the National Register of Historic Places and is not a State Historic or City Cultural Heritage property. The A. L. Bath Building would be demolished to allow for the construction of the Central Library if Site 2 is chosen as the location for the Central Library.

The demolition of this building cannot be mitigated, and would constitute an unavoidable adverse impact.

k. Environmental Impacts - Socio-Economic

Development of the Pershing Square Site would necessitate the demolition of existing structures (primarily retail businesses) and the relocation of tenants.

The relocation of existing businesses and the break-up of the continuity of Broadway as a shopping area is of paramount importance to the CRA. Broadway is a vital, thriving economic and social area with one of the largest pedestrian volumes in the Central Business District. Use of this site would create a disruption in the area and result in a decline of the area as a shopping mecca. The CRA has further indicated that the construction of the Central Library along Broadway would result in a net loss to the host community and to the potential revitalization of the Central Business District as a whole.¹¹ CLA feels, however, that a "ripple effect" will result in this area and that the Central Library will become an uplifting influence to the area.¹²

The potential disruption of the business community along Broadway might be mitigated by the completion of a successful relocation program or inclusion at street level of retail establishments as part of the library complex. The availability of vacant retail space on Broadway, however, could be a factor in the success or failure to provide a smooth transition for the affected businesses; thus some impacts to businesses on the site may be unavoidable adverse impacts.

For additional information relating to the social impacts inherent in the location of the Central Library on the Pershing Square site, please refer to Section III B9a(1).

1. Growth Inducing Impacts

A discussion relating to growth inducing impacts may be found in Section VI D2h.

m. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be similar to those of the proposed project (refer to Section IV A).

n. Long-Term Implications

A discussion relating to long-term implications may be found in Section VI D2j.

¹¹CRA (1976), Transmittal letter to Edward N. Helfeld from Charles Kober Associates.

¹²CLA (1976b).

SITE J/M (7TH AND FIGUEROA STREETS)

6. Environmental Analysis - Seventh and Figueroa Streets
Site (Combination Library/Retail Complex with Three Levels
of Retail Use)

a. Description of the Alternate

(1) Introduction

The site and concept of the proposed library/retail complex were advanced by developers Ralph Jackson/John D. Morrissey in association with Welton Becket Associates.¹

The combination library/retail complex with three levels of retail use was advanced by Ralph Jackson/John D. Morrissey in their report² as an illustration of what could be done with the concept of combining library and retail functions. Although other possible related alternatives, including the modification of library space as deemed appropriate, could be discussed, the combination library/retail complex with three levels of retail use was chosen for discussion of the environmental implications because it is the most complex example advanced.

(2) Location

This alternative site is located within the Central Business District of the City of Los Angeles and is bounded by Figueroa Street, 8th Street, Francisco Street, and 7th Street. 7th Place, which was recently vacated, bisects the site (refer to Attachment No. 13, Sheet 8).

¹J/M (1977a)

²J/M (1977a)

(3) Technical Characteristics

Ralph Jackson/John D. Morrissey advanced the combination of a library and retail uses with parking as a concept only and then illustrated by an example that the combination is feasible and that the varied requirements of each use could coexist in the same structure. This example is illustrated in Attachment No. 13, Sheets 10 through 23, inclusive.

The example involves the construction of an eight story complex with the upper five stories being utilized for library purposes. The distribution of floor space in the complex would be as follows:

Library	371,000 net square feet
Department Store	171,000 net square feet
80 Other Retail Shops	170,000 net square feet

Twelve hundred and four parking spaces would be provided for all uses.

Access to the library would be obtained from the parking and retail mall levels by means of interior elevators and stairways. Access to the entrance level of the library (library first floor) would be obtained directly from the exterior of the building (refer to Attachment No. 13, Sheets 17 and 23) or from the top parking level (refer to Attachment No. 13, Sheet 17). Therefore, patrons of the library may obtain access either directly or through the retail or parking portions of the complex.

Furthermore, access between the retail portions of the complex and the library would be extremely easy. This is anticipated to be conducive to "drop in" patronage; "drop in" patronage is considered by the Library Department to be one of the major assets of combining a library with retail functions.³

³Library (1977a), p. 2.

Access for the handicapped would be the same as with any multi-story building; elevators will be the primary transportation between floors. Only by providing all public library functions on a single level could easy access be provided for the handicapped without the use of elevators.

Windows facing the northeast are proposed for four of the five library levels with greater window area on the upper floors (refer to Attachment No. 13, Sheets 10, 18, 19, 20, 21, and 22). This will supply considerable natural light.

(4) Comments

Ralph Jackson/John D. Morrissey have identified numerous advantages to their concept and to their proposed location for the Central Library:

- o "100 percent of the library's criteria for a new central library can be met."
- o "The library should save \$200,000 to \$300,000 per year in staff and security costs."
- o "The retail and library will work together to generate additional traffic and use for each other."
- o "The parking costs for library visitors will be substantially lower than those in the area surrounding the existing library."
- o "The existing library can be faithfully restored and a portion of the site imaginatively re-developed."⁴

⁴J/M (1977a), pg. 2 -3.

SITE J/M (7TH AND FIGUEROA STREETS)

A report to the Recreation and Parks Committee of the City Council by the City Administrative Officer (CAO)⁵ of the City of Los Angeles indicated that the originally proposed project for the site, "The Centrum", was "dropped" because of the extraordinary high inflation currently prevalent in the construction industry, high interest rates, and the lack of definite commitments from major retailers to locate in the complex.⁶ Subsequent to the CAO report Ralph Jackson/John D. Morrissey have indicated that this alternative is not anticipated to suffer the same liabilities as "The Centrum" and that serious interest has been advanced by a major department store to locate in the complex.⁷

An Environmental Impact Report was written for "The Centrum" that describes anticipated impacts for the development.⁸ However, "The Centrum" planned greater retail and commercial development and therefore the impacts would differ from those of this alternative.

b. Environmental Setting

The site of the proposed library/retail complex is located within an older commercial area of the Central Business District of the City of Los Angeles and has a size of approximately 5.5 acres (refer to Attachment No. 13, Sheets 7, 8 and 9). The Harbor Freeway lies westerly of the site.

Additional information relating to the environmental setting (e.g., zoning, adjacent land uses) may be found in Sections II A1, VI D6d, and VI D6e.

c. Environmental Impacts - Physical Features

The environmental impacts relating to physical features are discussed in Section VI D2a.

⁵CAO (1977b)

⁶CAO (1977b), p. 7

⁷J/M (1977b)

⁸Engr. (1975)

SITE J/M (7TH AND FIGUEROA STREETS)

d. Environmental Impacts - Land Use and Zoning

General impacts relating to land use and zoning are discussed in Section VI D2b.

(1) Zoning (refer to Attachment No. 8, Sheet 1)

The site proposed for the location of the library/retail complex is zoned for commercial uses (Zone C2-4 and C5-4).

(2) Adjacent Land Uses

The site proposed for the library/retail complex is currently utilized for parking purposes and high-rise commercial uses (along 8th Street). The commercial structures on the site are currently vacant.

North of the site is located the Hilton Hotel. Parking facilities and commercial uses exist on the other sides of the site. To the west (although not immediately adjacent) is located the Harbor Freeway (see Attachment No. 13, Sheets 7, 8, and 9).

(3) Right-of-Way Acquisition

Construction of the Central Library at this location will involve the acquisition of right of way. Property owners will be financially reimbursed for the acquisition of right of way, land improvements, and severance damages in accordance with City policy. If relocation assistance is required, it will be administered under the Los Angeles Relocation Assistance Ordinance No. 141,606, authorized by Chapter 16, Division 7, Title I of the government code of the State of California. The impact of right-of-way acquisition on the affected landowners is unavoidable.

SITE J/M (7TH AND FIGUEROA STREETS)

e. Environmental Impacts - Circulation

The site of the proposed library/retail complex is served by the following roadways with each roadway having the following number of traffic lanes:

<u>Roadway Name</u>	<u>Number of Traffic Lanes</u>	
	<u>N or E Bound</u>	<u>S or W Bound</u>
Figueroa Street	3	3
8th Street (one way street)	None	5
Francisco Street	1	1
7th Street	2	2

Please refer to Attachment No. 13, Sheets 7 and 8 for a pictorial representation of the roadway system surrounding this site.

Using directional peak-hour traffic volumes (refer to the report from the City of Los Angeles Department of Traffic, Attachment No. 22, Sheets 14-17), the street network adjacent to the library/retail complex site was evaluated for its traffic carrying capacity for the existing, post-construction and future situation for Level of Service D * (which is an acceptable operating level of service in the Central Business District).

*See asterisked footnote in Section VI D4e for definition of Level of Service D.

The Department of Traffic has indicated that a traffic carrying capacity of 550 vehicles/hour/lane is a good approximation, for initial study purposes, of Level of Service D. "This value should be used as an indicator to determine the approximate operating characteristics of a downtown street. If the volume of traffic at an intersection approach is well below 550 vehicles/hour/lane, operating conditions can be expected to be satisfactory. Likewise, if traffic volumes are far in excess of this value, operating conditions can be expected to be quite poor. As traffic volumes approach 550 vehicles/hour/lane, the operating conditions are becoming critical and a more detailed analysis is required."⁹ Therefore, utilizing the directional peak hourly traffic volumes, the number of lanes existing on each of the streets adjacent to the alternative sites investigated (see above), and the traffic carrying capacity of each lane (550 vehicles/hour/lane), the adequacy of the existing street system to service the existing and projected volumes at each of the alternative sites was evaluated.

The result of this evaluation is that the existing street system surrounding the library/retail complex is anticipated to be overloaded by vehicular traffic at peak hours if the complex is constructed on this site. Because of the prevailing traffic conditions in the Central Business District, the Department of Traffic has further indicated that, "with the exception of the Bunker Hill sites, congestion and delay will probably prevail around any location chosen in the downtown area. Any additional traffic from the . . . Centrum site (library/retail complex site) . . . will have a cumulative impact on the environment with respect to traffic circulation. Realistically, the additional traffic predicted to be generated by the Library expansion is less than the daily fluctuations experienced and probably could not be detected by current methods of data collection."¹⁰

It should be emphasized that the development of this site in full conformance with the potential allowed by zoning could result in considerably more traffic, especially at peak hours, than development of the site for library purposes. The location of the Central Library on this site would have less of an impact, with respect to traffic, than the zoned high density uses.

⁹Traffic (1978), pg. 1

¹⁰Traffic (1978), pg. 6

An agreement exists wherein the developer of this site will construct a pedway system through the development and is also committed to fund half of the bridges extending across adjacent streets. The consummation of this agreement is contingent upon the recordation of the tract over the site; it is anticipated that this will be accomplished in the immediate future. This agreement would run with the land and be binding on all future owners.

The People Mover Line is proposed to run along Figueroa Street with a station adjacent to the proposed site of the library/retail complex. The Mini-Bus Line of the Southern California Rapid Transit District currently runs within one block of the site.

Adequate facilities for access for the handicapped will be provided.

The City of Los Angeles has recently vacated 7th Place between Figueroa Street and Francisco Street; this permits the consolidation of the property on either side of 7th Place into one parcel. Since 7th Place was utilized primarily for localized access and movement, it is not anticipated that this completed vacation proceeding will have any adverse traffic circulation impacts on the streets surrounding the site.

According to the Department of Traffic, the street system surrounding this site is inadequate to handle the traffic loading at peak hours at Level of Service D.* A Central Library on this site would have a cumulative and unavoidable adverse impact on the traffic circulation in the area, and cannot be mitigated.

f. Environmental Impacts - Air

The environmental impacts relating to air are anticipated to be similar to those created by the proposed project (refer to Section III B4).

g. Environmental Impacts - Noise

The environmental impacts relating to noise are anticipated to be similar to those created by the proposed project (refer to Section III B5).

h. Environmental Impacts - Service Systems

The environmental impacts relating to service systems are discussed in Section VI D2e.

*See asterisked footnote in Section VI D4e for definition of Level of Service D.

SITE J/M (7TH AND FIGUEROA STREETS)

i. Environmental Impacts - Public Facilities

(1) Police and Security Services

The general environmental impacts relating to police and security services are discussed in Section VI D2f(1).

Specific impacts have been identified by the Los Angeles Police Department:

"Although this site is located in a moderate crime area..., it is near an alcoholic detoxification center as well as a narcotics rehabilitation center. Thus, the potential for a much greater problem exists."¹¹

The area police problems cited above cannot be mitigated, and thus constitute an unavoidable adverse impact on the safety of library patrons.

(2) Fire Protection

The environmental impacts relating to fire protection are discussed in Section VI D2f(2).

(3) Library Operations

This alternative would allow the library to remain fully operational during the construction period. Therefore, only at the time of the relocation to the new facility, would library operations be affected.

The Library Department has the following comments regarding this alternative with respect to library operations:

"The staff of the library made a serious study of this proposal, and, in a report to the Board of Library Commissioners, asked that the board consider 'that, exclusive of cost considerations, the J/M plan offers the better prospect of meeting the Library's criteria for a building of sufficient size, accessibility, and efficiency for public service' as compared to the CLA renovation/expansion proposal.

"The library considered the location to be very good, and the inclusion of major retail facilities to be a benefit rather than a hindrance for increasing public use of its

¹¹Police (1977).

SITE J/M (7TH AND FIGUEROA STREETS)

services. The overriding consideration was that the plan seemed capable of providing the library with the full amount of space that it needed, without the necessity of moving a number of its important support functions to remote locations."¹²

j. Environmental Impacts - Paleontological, Archaeological and Historical

(1) Archaeological and Paleontological Resources

The environmental impacts relating to archaeological and paleontological resources are discussed in Section VI D2g(1).

(2) Cultural Resources - Central Library

The environmental impacts relating to the cultural resources of the Central Library are discussed in Sections VI D2g(2) and VI D2g(3).

Inherent in the construction of a new Central Library at this location is the problem of the disposition of the existing Central Library structure. A positive mitigation measure would be the retention and utilization of the building for a use compatible with the original design for which it is recognized. If the existing building was not retained for a compatible use, works of art could be salvaged for use in the new building or elsewhere, to partially mitigate adverse impacts to cultural resources.

The destruction and/or sale of the existing building and site could possibly be an unavoidable adverse impact of choosing an off-site location for the new Central Library. Altering the original intent and effect of various works of art is unavoidable, and may be viewed as a significant adverse impact.

¹²Library (1977c), p. 5.

SITE J/M (7TH AND FIGUEROA STREETS)

k. Environmental Impacts - Socio-Economic

No significant social impacts are anticipated by the construction of the Central Library on this site other than those represented by the library being a desirable land use for the area.

For information relating to the demographic impacts of moving the Central Library facilities from the current site to this site, please refer to Section III B9a(1).

l. Growth Inducing Impacts

A discussion relating to growth inducing impacts may be found in Section VI D2h.

m. Measures to Reduce Energy Consumption

Measures to reduce energy consumption are anticipated to be similar to those of the proposed project (refer to Section IV A).

n. Long-Term Implications

A discussion relating to long-term implications may be found in Section VI D2j.

E. Decentralization Concepts

1. Introduction

Two alternative concepts have been advanced that would result in the decentralization of the existing library:

- o Central Library located outside of the Central Business District (CBD).
- o Division of the Central Library collection into two or more collections.

Numerous decentralization schemes employing the above concepts (either individually or in combination) were investigated by Charles Luckman Associates (CLA). These included:¹

- o Several smaller libraries located in various parts of the City, in lieu of a single, large Central Library in the Central Business District (CBD).
- o One large Central Library located in a district other than the CBD.
- o Dividing the Central Library into separate parts, each to be located in different parts of the City; i.e., a "Research Library", a "General Circulating Library", and a "Warehouse."
- o Dividing the Central Library in a manner similar to the preceding item except that the "Research Library" is in turn redivided into separate "subject" libraries located in various areas of the City.
- o Location of a "Research Library" on a Bunker Hill site and retention of the present library as a general Downtown Branch Library.

As no specific plans have been advanced promoting decentralization concepts, the specific environmental implications cannot be analyzed. However, the known assets and liabilities of these concepts are delineated in Sections VI E4 and VI E5.

¹CLA (1976a), p. 18-19.

2. Surveys of Library Users

a. Introduction

Two independent surveys^{1,2} (dated 1968 and 1975) were conducted to ascertain statistical information relating to the behavioral patterns of the users of the Central Library. Information relating to the demography of the users was also obtained.

b. Results of the Surveys

A compilation and comparison of the information contained in the surveys either individually or in combination indicate the following trends:

- o Users of the Central Library are primarily male.
- o Approximately 2/3 of users are college graduates.
- o Majority of users are between the ages of 20 and 45; approximately 1/20 of users are under the age of 16.
- o Majority of users are employed; approximately 1/4 of users are students.
- o Personal reasons are the overwhelming stimuli for use of the library.
- o Approximately 1/2 of the users come to the library by car; 1/4 by bus; 1/4 by walking.
- o Majority of users come from the central Los Angeles area with little representation from the San Fernando Valley, southern, or eastern areas (See Exhibit III B1).
- o Majority of the patrons use the library because of the materials available; over 1/3 of the patrons use the library because of the convenient location.
- o Approximately 1/2 of the users visit the library once a week (average).

¹C/H (1968).

²CLA (1976a), p. 93-98.

c. Conclusions of the Surveys

The results of the surveys provide sufficient information to form several conclusions that could be of value in the design and location of the central library:

- o Accommodation of the needs of students is important.
- o The library should be a place conducive to personal uses and enjoyment.
- o The library should be so located as to make it accessible by public transportation as well as by automobiles.
- o Parking facilities for automobiles of users are needed.
- o Continued library service to the central Los Angeles area is important.
- o Use of library facilities by children (under the age of 16) is not significant (by number of users).

3. Comments

The Library Department has the following comments relating to the decentralization of library services:

"At the beginning of the current series of studies relating to Central Library development, several proposals were made which suggested that the library be split up or 'decentralized' in order to negate the need for a large new structure.

"The idea of distributing the Central Library's materials and services among existing branch libraries was soon rejected by all concerned because of the obvious impracticability of such a proposal. Since there is no available space in branches for any additional materials, such a plan would require the construction of a number of major buildings throughout the city at a cost which more than likely would exceed the cost of a new or enlarged central building. The resulting split in the collections would necessitate traveling in several directions throughout the city for anyone seeking materials or information on almost any subject, hence making the great majority of the library's resources inaccessible to the largest number of citizens. A more self destructive plan of service could hardly be devised.

"A concept of splitting the Central Library into a purely research library, with a large storage center attached, and with the provision of a very extensive downtown 'popular' branch, was studied in depth by the library staff. In a report dated September 30, 1975, it was concluded that such a plan must be strongly opposed, on the grounds that 'public access to materials and information would be gravely impaired, and that cost benefits from such a plan would be largely illusory'.

"These and other proposals were even more exhaustively studied by a special staff committee convened for this purpose. The committee reported, on November 10, 1975, that 'the consensus of experts contacted...is that the present structure of the library system is the most workable and efficient, and is the only alternative that will provide the service needed by the people of metropolitan Los Angeles'."¹

¹Library (1977c), p. 3.

The Central Library Blue Ribbon Committee, which was charged with studying the problems of the existing Central Library, has recommended that:²

- o The new Central Library house its collection in a single Central facility.
- o The new Central Library keep the research and circulating functions together in the single facility.
- o The Administration, acquisitions, cataloging, photocopying and business management functions be located in the new Central Library building.
- o Seldom-used materials not be warehoused.

The Blue Ribbon Committee has further stated that "libraries functioning under the 'separation concept' report costly loss of staff time, expensive transportation to Central Library for access to materials, and operating difficulties."³

Please refer to Section I Cla(3) for greater details relating to the report by the Central Library Blue Ribbon Committee and the corresponding Minority Report by John D. Weaver.

²BRC (1976b), p. 1.

³BRC (1976b), p. 22.

4. Central Library Located Outside of the Central Business District (CBD)

This alternative would involve the location of a new Central Library in an as yet to be determined location outside of the Central Business District (CBD). As is the case with all the other off-site alternatives, the existing structure could be razed or utilized for other purposes (refer to Section VI D2g(3)) while also providing a new library tailored to the community needs.

Location of the library outside of the CBD would have the following advantages:

- o Acquisition of a less expensive site
- o Possibly less crime problems
- o Possibly better automobile access by reduction in traffic congestion (but less convenient public transportation)
- o Can provide for future expansion
- o No disruption during construction

Location of the Central Library in the CBD had definite advantages as indicated by Charles Luckman Associates (CLA):

- o "The CBD has the highest concentration of public transportation in the region."
- o "Located at the confluence of six major freeways, the CBD is the most accessible area in the region."
- o "A Central Library located in the CBD is closer to more branch libraries than it would be anywhere else in the City."¹

A quantitative analysis of the influence of each of the above factors on the operations and usage of the Central Library has not been conducted. It may be assumed, however, that these factors do play a role, even if modest, in the operations and usage of the Central Library. One of the goals of any scheme to improve Central Library operations and usage is to maximize the benefits to be derived from these factors.

¹CLA (1976a), p. 20.

The City of Los Angeles has been divided by the City Planning Department into four sections (Central, San Fernando Valley, Western, and Harbor) in order to effectively make population quantity and distribution estimates. The four areas with the percentum of the City population in each follow (as of October 1976):²

<u>Area</u>	<u>Percentum of Population</u>
Central	46.2
San Fernando Valley	35.9
Western	12.4
Harbor	5.5
TOTAL	100.0

The above figures indicated that approximately one-half of the population of the City of Los Angeles resides in the central planning area of the City (the area within the City easterly of Culver City and Beverly Hills and northerly of 120th Street).

The Central Library of the City of Los Angeles is primarily charged with serving the needs of the residents of the City of Los Angeles. However, because of the wealth of research information and other facilities available, the Central Library serves not only the needs of the residents of the City of Los Angeles, but also those of people within the entire Los Angeles region. The centroid of the population of the urbanized Los Angeles metropolitan area is located southwesterly of the confluence of the Harbor and Santa Monica Freeways³ (approximately four miles from the existing Central Library site). It is reasonable to assume that any research facility as important as the Central Library should be located so as to be readily accessible to a large segment of the population. If this criterion is important, then the Central Library should be located in the general environs of the Central City.

CLA, in their study of alternative sites for the Central Library, recommended "the location of the Central Library in the CBD, not only because of its compelling appropriateness, but because no expert professional support could be obtained for any of the suggested 'decentralization' schemes studies."⁴

Location of the Central Library outside of the Central Business District would not be in conformance with the Los Angeles Central City Community Plan.⁵

²Planning (1976b).

³Information per Los Angeles City Planning Department.

⁴CLA (1976a), p. 1.

⁵Planning (1974), p. 7.

5. Division of Central Library Collection

Another decentralization concept involves the division of the Central Library collection into two or more smaller collections. The existing library could be utilized as one of the facilities, or new buildings could be constructed to house the collection. The separate facilities could be in the CBD or in other parts of the City. The library user would then visit the collection appropriate to his desires.

The main public library of the City of Boston is often cited as a successful example of the division of a library collection separating reference and research from circulating materials. In 1973 construction was completed on a completely new structure joining the existing library along one whole side. The collection was then split with the research and reference functions being housed in the older portion of the library and the major circulating collection in the new section. Some problems have been created by the division of the collection; however, since all materials are housed in what is essentially a single building with transport between the two collections relatively easy and fast, the problems have been kept to manageable proportions.

The division of the Central Library collection has been advanced by Donald C. Davidson, University Librarian, University of California, Santa Barbara College. He has suggested the "construction of a research library and administrative center on a new site, preserving the present building without expansion, except possibly for underground parking, and modifying it internally to house a downtown branch library plus other as yet unidentified municipally desirable activities."¹

However, other experts² have indicated that it is very difficult, if not impossible, to make a practical division of the collection and still retain the effectiveness of the library. Various portions of a library are often complementary; separating the parts will substantially decrease the utility of the whole. Charles Luckman Associates (CLA) has indicated that "none of the experts in the library field believe that it is practical to segregate books as between

¹Refer to Exhibit VI F3, page 3, in Section VI F.

²CLA (1976a), p. 9-10.

'reference reading' and 'general circulating reading'. As practising librarians have told us (Charles Luckman Associates), a library user seeking information may have to look in both the 'reference' and 'general circulating' portions of the library to acquire all the material he needs on a given subject. Together, the two categories of books form a 'circle of knowledge'. No 'Solomon' has yet been found who can make a physical separation between the two and still preserve the effectiveness of either part. Library experts believe that any such division of a Central Library collection cannot, and should not, be made in a Public Central Library like the one in Los Angeles, one of the largest in the country."³

Furthermore, the initial outlay of funds for two or more new buildings or the renovation of the existing building with the construction of other off-site facilities would be large and possibly greater than the cost for one building. "Additionally, the cost of an increased operating budget for duplicating such important areas as cataloging, transfer of books between reference and general, additional administration and operating staffs, is very substantial and an unwarranted penalty on the taxpayers."⁴

CLA has also identified the following disadvantages to the division of the Central Library collection:⁵

- o "User and staff confusion.
- o "Duplication of catalogs, books and other library materials.
- o "Increased staff, administration, communications and transportation needs."
- o "Higher operating costs".

Furthermore, "CLA was not able to find any professional librarian support for such a philosophy of library planning."⁶ Additionally, "CLA has been unable to find any precedent for a successful public Central Library along 'decentralized' lines, that is, splitting up the basic library functions into separate buildings in separate areas of the City."⁷

³CLA (1976a), p. 10-11.

⁴CLA (1976a), p. 11.

⁵CLA (1976a), p. 19.

⁶CLA (1976a), p. 104.

⁷CLA (1976a), p. 19.

It should be noted, however, that the Library Department, in a circuitous manner, is attempting to decentralize a portion of its collection. "The library in the past has consulted with other local institutions - and is increasingly doing so - regarding cooperative acquisitions programs. In general, such programs postulate that certain types of materials, especially expensive research items, need to be acquired by only one of the major libraries in the area, as long as there is public access to the material. Such policies and agreements are actively considered and may result in some lessening of space needs in the Central Library."⁸

⁸Library (1977e), p. 5.

F. Matrix Analysis of Alternatives

1. Introduction

Several feasible alternative architectural solutions were developed for the modification, renovation, and expansion of the Central Library. In addition, several proposals were made to construct a new Central Library on a site other than the present site. Given these two categories of proposals, it therefore became imperative that an evaluation technique be formulated to evaluate each of the proposals for on-site modifications as well as the proposals for new facilities. The evaluation technique developed consists of a three-dimensional matrix using weighted objectives which permits the ranking of each alternative in relation to all other alternatives.

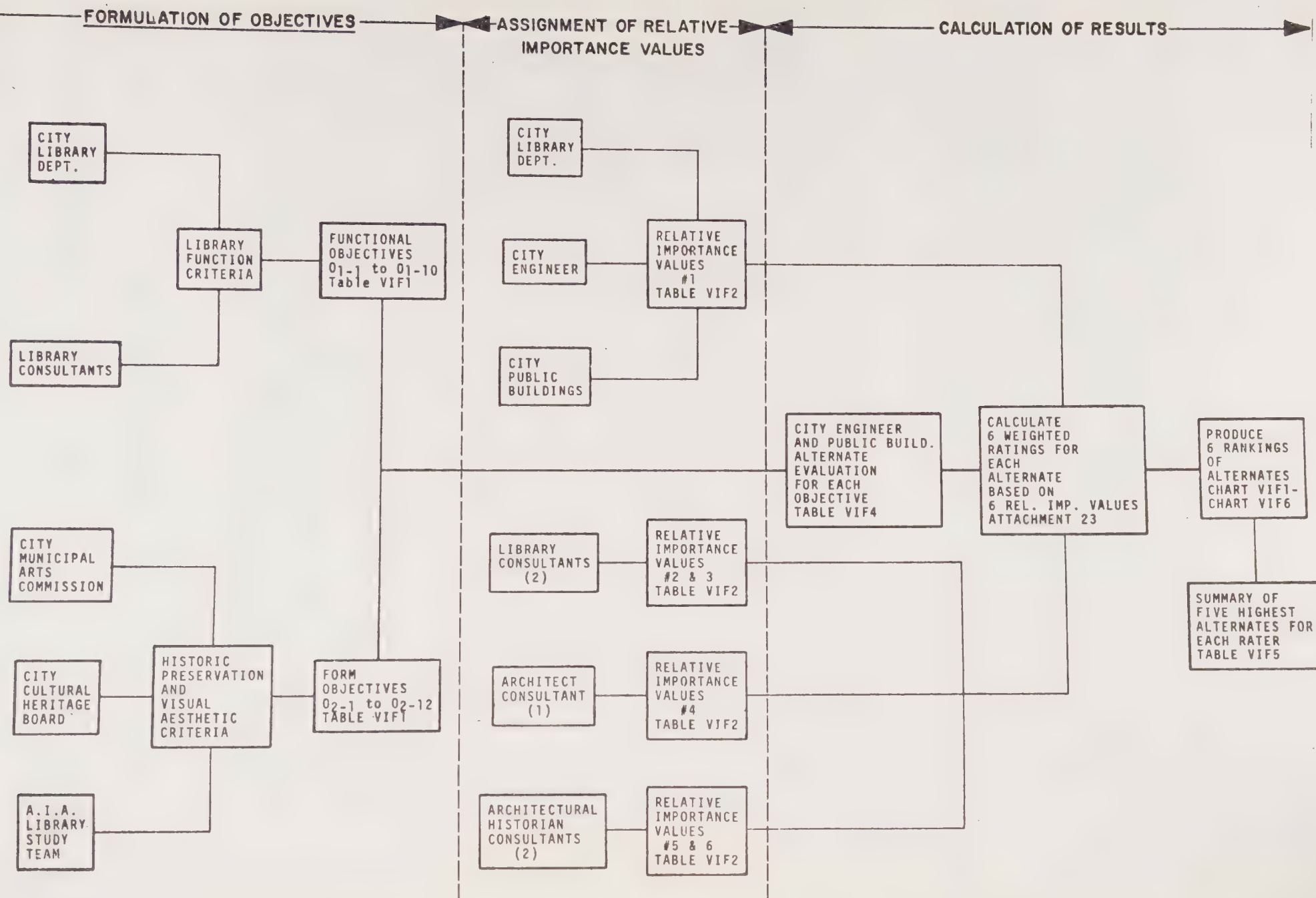
2. Formulation of Objectives

The first step in the development of the matrix (see Exhibit VI F1) was the formulation of the specific ideal objectives for both the functional aspects of the library operation and for the preservation of the aesthetic, unique architectural and historic resources involved. The librarians of the City of Los Angeles, as well as library consultants, were asked to develop functional criteria and the City's Municipal Arts Commission, the City's Cultural Heritage Board and a Library Study Team from the A.I.A. were consulted relative to appropriate historic, aesthetic, and architectural preservation criteria. The statements from the librarians were developed into functional objectives for the matrix analysis and the input from the Municipal Arts Commission, Cultural Heritage Board and A.I.A. Library Study Team was used to develop form objectives. This process resulted in the identification of 28 ideal objectives which were employed in the matrix evaluation. As indicated above, the objectives constitute the "ideal" or "ultimate" goal with respect to each area of concern. It is recognized that the alternate architectural solutions considered will meet the objectives to a greater or lesser degree but not 100 percent for any alternate. Thus by defining the objectives as ideal, they do not represent compromise or "most feasible" objectives under the circumstances. This approach was employed to allow for the measurement of how each alternate responded to each ideal objective. The objectives are shown in Table VI F1. The objectives can be grouped into four general categories relating to a particular element of concern. The categories are:

- o Flexibility Features
- o Public Access and Safety Features
- o Existing Building and Site Features
- o Planning and Administrative Features

The formulation of the objectives was predicated upon certain basic assumptions or "givens". These "givens" are:

- o The major elements of the existing landscaping such as



MATRIX EVALUATION OF ALTERNATE PROPOSALS

the specimen trees would be boxed and preserved for reuse in any of the on-site alternative proposals.

- o The ornamentation on the building exterior would remain in its present location or be preserved and employed in any new construction which necessitated the removal of any ornamentation.
- o The murals in the Children's Room and the History Room would be retained in the building even though they might be relocated.
- o The chandelier, murals and stenciled ceiling in the rotunda, the statues of civilization, the Sphinxes, and the north stairway would be preserved in their present location.
- o The existing building would be made to conform to existing City building codes including rehabilitation or replacement of the physical plant facilities, installation of required fire preventive materials and suppression systems, and structural modifications for seismic safety.
- o The non-bearing partitions within the existing building would be removed and large rectangular open areas would be created.
- o The seven-tiered book stacks would be removed and the library collection would be placed so as to be accessible to library users.

3. Description of Objectives

a. Flexibility Features

⁰1-1 The interior spaces of the library should provide for maximum flexibility of use.

The flexibility criterion is basic to the concept of the library. This is to allow initial and future configurations of shelving and furniture on large open floors for efficient and convenient service.

⁰1-2 The library collections shall be accessible to the public to the maximum extent possible.

Achievement of this objective is made possible in a large part by ⁰1-1. This objective is also basic to the library concept and facilitates convenient, time-saving public service. Countless hours of staff time spent retrieving books from stacks are saved by this objective. Some portions of the collection, such as rare books or specialized publications, would remain in closed stacks.

O₁-6 Materials for the library should be transported horizontally rather than vertically.

Movement of materials in most libraries is accomplished using book trucks. Thousands of items must be returned to their proper places each day by the staff. Vertical movement by elevator or book lift is inefficient for staff and the public. Library staff tends to resist the use of vertical book lifts since most systems require the simultaneous involvement of staff on each level to which books are being transported. If O₁-1 is achieved it makes possible the achievement of this objective.

b. Public Access and Safety Features

O₁-4 The library personnel and its users shall be provided with library and parking facilities which are safe and secure.

This objective is basic to the staff needs for any public facility and also for the public's perception of the desirability of the library as a public service. This objective also involves the character of parking facilities. For most potential users, unsafe parking is as deficient as no parking.

O₁-5 Parking shall be provided for users.

This objective is a very important feature for public library facilities in contemporary society particularly in the Los Angeles area where the primary mode of transportation into and out of the city is the automobile. Adequate parking facilities are imperative to make the library convenient, inexpensive and time efficient.

O₁-7 Pedestrian access shall be provided for the users.

This objective includes hazard-free access for all pedestrians including the handicapped. The location of the library in the Central Business District (CBD) with its high concentration of office workers who frequently walk about the CBD during lunch hour makes the need for adequate safe pedestrian access from all quadrants mandatory. This access could include pedestrian overpasses or "walk" rights of way for pedestrians.

⁰1-8 Public transportation shall be available for the library users.

Although many library patrons will be driving automobiles in the foreseeable future, the energy shortage and upgraded public transportation facilities may change this. In addition, those who do not use automobiles often have greater need for public library services making this an important basic concept for the library.

c. Existing Building and Site Features

⁰1-10 Exterior light sources shall be maintained.

This objective relates to the library's original thematic concept of light and learning and also to the need for maximizing energy conservation.

⁰2-2 The view of the building shall be preserved from the adjoining streets.

This objective is a major element for preservation of the aesthetic quality of the historic structure. Consideration in this objective is given to the views from the street for each facade.

⁰2-3 The resulting structure shall have its masses balanced.

This objective considers the effect of on-site expansion and expresses a principle of architectural design and aesthetic quality.

⁰2-4 The Children's Court and east wing shall be preserved.

While this objective is a strict preservation criterion, the Children's Court and east wing are viewed as possessing an element of beauty.

⁰2-5 The site shall retain its present characteristics permitting public use for recreation and library purposes.

This objective relates to the use of the facility for lawn/garden enjoyment and a place to spend one's time.

O2-6 The scale of any addition shall not dominate the existing historic structure.

This objective relates to the visual and aesthetic impacts of any addition upon the historic buildings.

O2-7 The west entrance shall be restored as the main entrance to the library.

This objective and the following objectives O2-8, O2-11, and O2-12 are strict preservation objectives. The assumption is that the building and grounds should be restored to a form as close to the original design as possible.

O2-8 The west gardens shall be restored to conform to the original design.

See discussion under O2-7.

O2-11 The west pool shall be restored.

See discussion under O2-7.

O2-12 The existing floor plan shall be retained.

See discussion under O2-7.

O2-9 The east lawn and formal gardens shall be preserved.

This objective is both a preservationist criterion and a cognizance of the lawn/garden uses that the present site provides for the CBD.

O2-10 The ornamentation on the exterior of the building shall be retained.

This is a preservation criterion as well as a visual aesthetics criterion.

d. Planning and Administrative Features

O1-3 The library shall continue to function during construction and remodelling.

This objective recognizes that the level of service may be reduced during construction or remodelling however, central library services should be maintained in the present or temporary quarters. Branch libraries may help in ameliorating the service gap, but the City cannot afford to duplicate central collections in branch libraries.

⁰1-9 The library services shall be retained at the present site.

This is a multifaceted objective which considers the aspect of known or "identified" site, the proximity to the CBD, its relationship to transportation facilities, and its position in the social structure of the nearby permanent residents.

⁰2-1 The existing structure should continue to function as a library.

This objective is a preservation criterion in that the significance of the structure is tied to its intended function.

4. Relative Importance Values

The matrix evaluation involved the assignment of relative importance values to the objectives. Each of the objectives were ranked according to their relative importance by the consultants and by personnel from the City.

Engineers from the Bureau of Engineering and architects from the Bureau of Public Buildings evaluated the relative importance values for the objectives relating to form. The librarians of the City established the relative importance values for the functional objectives of the Library. The outside consultants have similarly ranked each of the objectives. These relative importance values are shown in Table VI F2.

Each alternate was then evaluated as to the degree to which it met each of the objectives. This was done using a rating scale from 0.0 to 4.0. The standards for evaluation of each objective are shown in Table VI F3 and a summary of the assigned ratings is shown in Table VI F4.

The evaluation of off-site alternates was performed in two ways. The first evaluation assumed that with the construction of a new facility off site, a compatible use would be found for the existing Central Library building. In this instance, the off-site alternates received a moderate score for preservation of the existing building. This assumption was used in evaluating the off-site alternates Site L-M-1, Site Q-R-1, Site 2-1 and Site J-M-1 (Table VI F4 and Attachment 23). The second evaluation of the off-site alternates assumed no compatible use for the existing building (i.e., disposal or demolition) and the alternates received no score for preservation of the existing building. This assumption was used in evaluating the off-site alternates Site L-M-2, Site Q-R-2, Site 2-2 and Site J-M-2 (Table VI F4 and Attachment 23).

5. Weighted Ratings for Each Alternate

The relative importance value of each objective was multiplied by the rating of each proposal for that objective to produce a weighted rating. (See Attachment 23.) The weighted ratings for each alternate were then summed; this total was used to compare one proposal to another. The rankings of alternate proposals according to each set of relative importance values are shown in Charts VI F1-6. The composite results of the matrix evaluation are summarized in Table VI F5.

Comments from the raters regarding their relative importance values and other comments on the proposed project are presented in Exhibit VI F2 - Exhibit VI F6. Brief resumes of the consultants are provided in Exhibit VI F7.

TABLE VI F 1
STATEMENT OF OBJECTIVES

FUNCTION

OBJECTIVE:

- O₁₋₁ The interior spaces of the library should provide for maximum flexibility of use
- O₁₋₂ The library collections shall be accessible to the public to the maximum extent possible
- O₁₋₃ The library shall continue to function during the construction and remodelling
- O₁₋₄ The library personnel and its users shall be provided with library and parking facilities which are safe and secure.
- O₁₋₅ Parking shall be provided for users and staff
- O₁₋₆ Materials for the library should be transported horizontally rather than vertically
- O₁₋₇ Pedestrian access shall be provided for the users
- O₁₋₈ Public transportation shall be available for the users
- O₁₋₉ The library services shall be retained on the present site
- O₁₋₁₀ Exterior light sources shall be maintained

FORM

- O₂₋₁ The existing structure should continue to function as a library
- O₂₋₂ The view of the building shall be preserved from the adjoining streets
 - O₂₋₂₋₁ View of the west facade
 - O₂₋₂₋₂ View of the north facade
 - O₂₋₂₋₃ View of the east facade
 - O₂₋₂₋₄ View of the south facade

OBJECTIVE:

- ⁰₂₋₃ The resulting structure shall have its masses balanced
- ⁰₂₋₄ The children's court and the east wing shall be preserved
- ⁰₂₋₅ The site shall retain its present characteristics permitting public use for recreation and library purposes
- ⁰₂₋₆ The scale of the addition shall not dominate the existing historical structure
- ⁰₂₋₇ The west entrance shall be restored as the main entrance to the library
- ⁰₂₋₈ The west gardens shall be restored to conform to the original design
- ⁰₂₋₉ The east lawn and formal gardens shall be preserved
- ⁰₂₋₁₀ The ornamentation on the exterior of the building shall be retained

 - ⁰₂₋₁₀₋₁ West side
 - ⁰₂₋₁₀₋₂ South side
 - ⁰₂₋₁₀₋₃ East side
 - ⁰₂₋₁₀₋₄ North side
- ⁰₂₋₁₁ The west pool shall be restored
- ⁰₂₋₁₂ The existing floor plan shall be retained

TABLE VI F2
ASSIGNMENT OF RELATIVE VALUES

Objectives	VALUE ASSIGNED BY					
	City Engineering Public Bldgs Library	Hoyt Galvin	Donald Davidson	Wahlquist Lawrence Richards	David Gebhard	Thomas Hines
0 ₁₋₁	14.0	18.5	20.0	14.0	2.1	0.0
0 ₁₋₂	12.0	10.7	10.0	12.0	2.5	1.0
0 ₁₋₃	12.0	6.9	10.0	12.0	1.7	5.0
0 ₁₋₄	8.0	6.7	8.0	8.0	1.3	4.0
0 ₁₋₅	8.0	15.0	8.0	8.0	3.8	0.0
0 ₁₋₆	7.0	7.2	6.0	7.0	0.8	0.0
0 ₁₋₇	7.0	5.4	6.5	7.0	5.1	0.0
0 ₁₋₈	7.0	11.0	6.5	7.0	2.5	0.0
0 ₁₋₉	4.0	3.0	4.0	4.0	8.0	5.0
0 ₁₋₁₀	1.0	1.2	1.0	1.0	2.9	5.0
0 ₂₋₁	6.6	3.0	6.6	6.6	8.5	10.0
0 ₂₋₂₋₁	1.5	0.6	1.5	1.5	2.3	2.5
0 ₂₋₂₋₂	0.4	1.5	0.6	0.4	2.2	2.5
0 ₂₋₂₋₃	0.7	0.7	0.6	0.7	2.2	2.5
0 ₂₋₂₋₄	0.2	0.2	0.1	0.2	2.2	2.5
0 ₂₋₃	2.1	2.1	2.0	2.1	4.2	0.0
0 ₂₋₄	1.9	0.9	2.0	1.9	4.6	10.0
0 ₂₋₅	1.7	1.3	1.8	1.7	7.6	0.0
0 ₂₋₆	1.5	1.5	1.4	1.5	7.2	10.0
0 ₂₋₇	1.2	1.2	1.0	1.2	5.5	5.0
0 ₂₋₈	0.7	0.1	0.8	0.7	6.4	5.0
0 ₂₋₉	0.7	0.5	0.8	0.7	5.9	5.0
0 ₂₋₁₀₋₁	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₀₋₂	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₀₋₃	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₀₋₄	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₁	0.3	0.0	0.3	0.3	3.3	5.0
0 ₂₋₁₂	0.1	0.0	0.1	0.1	0.4	10.0
TOTALS	100.0	100.0	100.0	100.0	100.0	100.0

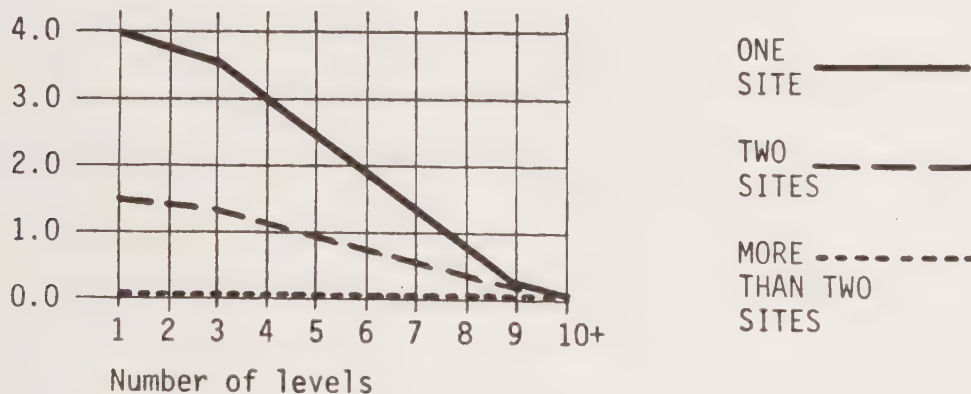
TABLE VI F3
RATING METHOD FOR EACH OBJECTIVE

OBJECTIVE 0₁₋₁ The interior spaces of the library should provide for maximum flexibility of use

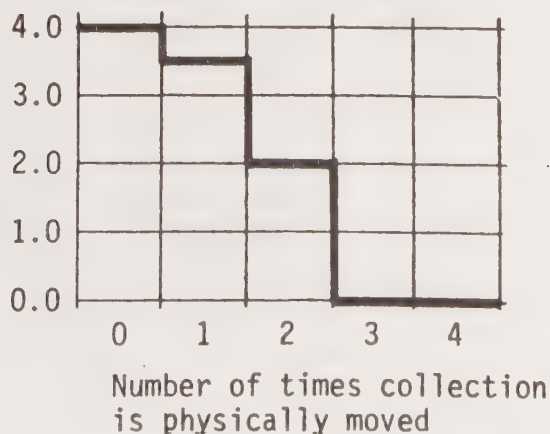
Rating:

All new building to accommodate library functions	4.0 excellent
Remodel the existing building and build an addition (on any site) in order to accommodate library functions	3.0 good
Retain existing building without remodelling and build an addition (on any site) in order to accommodate library functions	1.0 poor

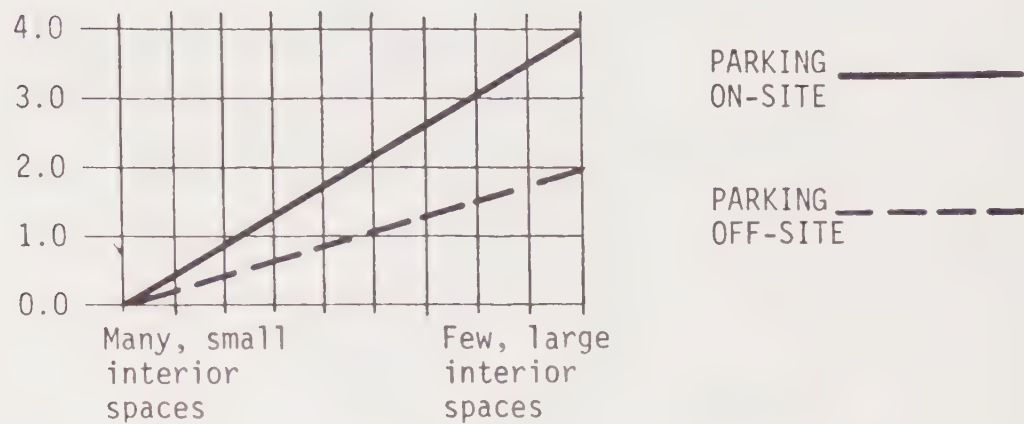
OBJECTIVE 0₁₋₂ The library collections shall be accessible to the public to the maximum extent possible



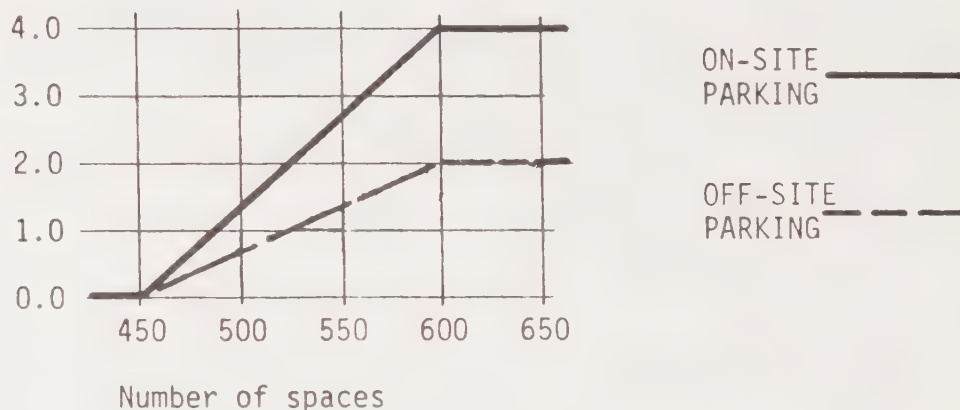
OBJECTIVE 0₁₋₃ The library shall continue to function during the construction and remodelling



OBJECTIVE 0₁₋₄ The Library personnel and its users shall be provided with library and parking facilities which are safe and secure.

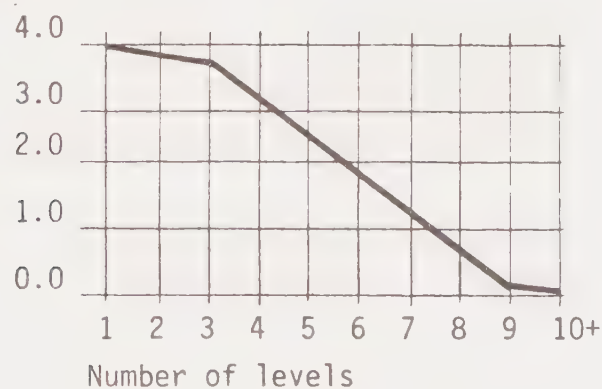


OBJECTIVE 0₁₋₅ Parking shall be provided for users and staff

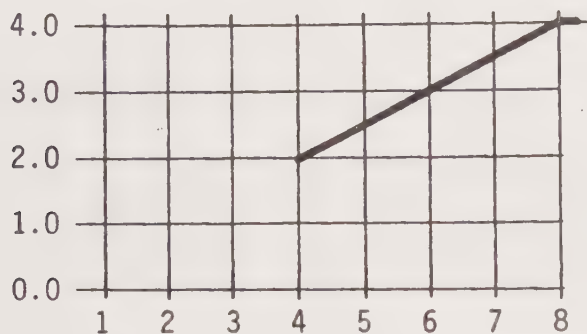


OBJECTIVE 0₁₋₆ Materials for the library should be transported horizontally rather than vertically.

Rating:

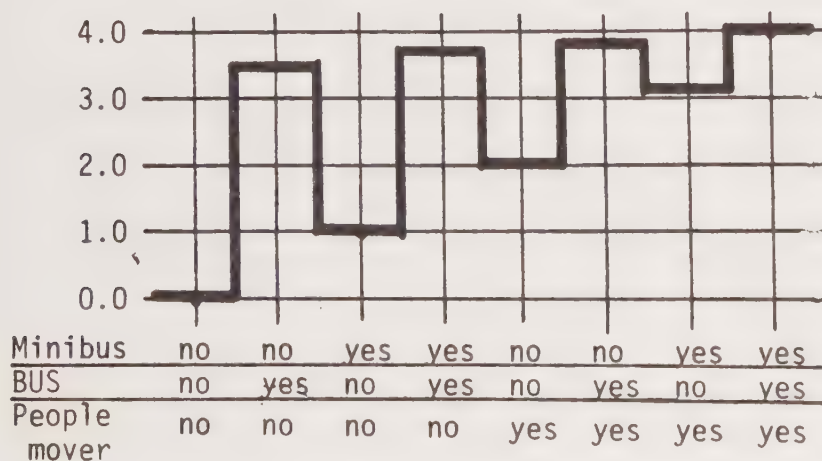


OBJECTIVE 01-7 Pedestrian access shall be provided for the users

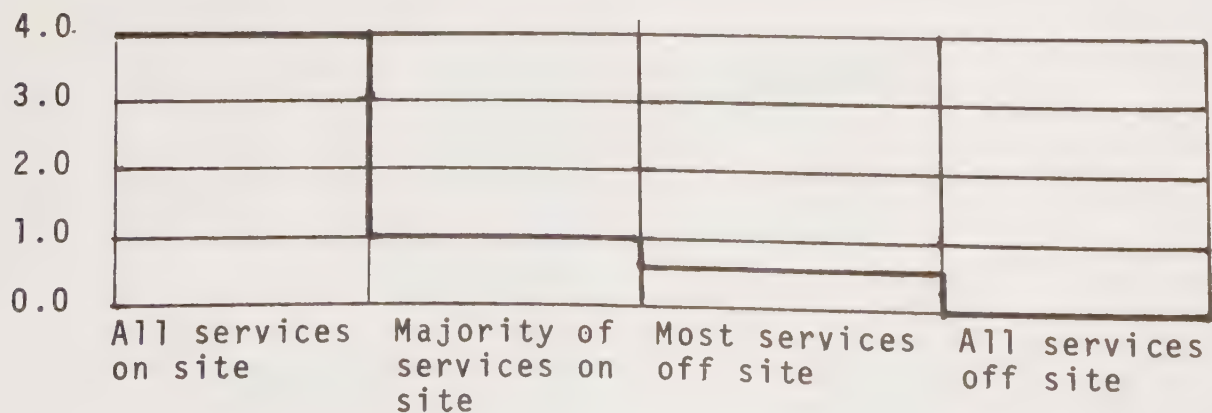


Points of contact with pedways
and surface streets

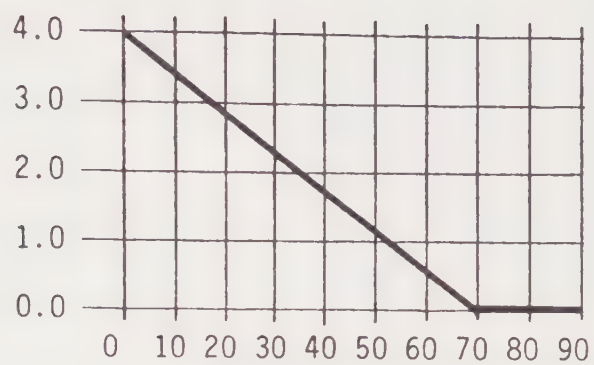
OBJECTIVE 01-8 Public transportation shall be available for the users



OBJECTIVE 01-9 Library services shall be retained on the present site

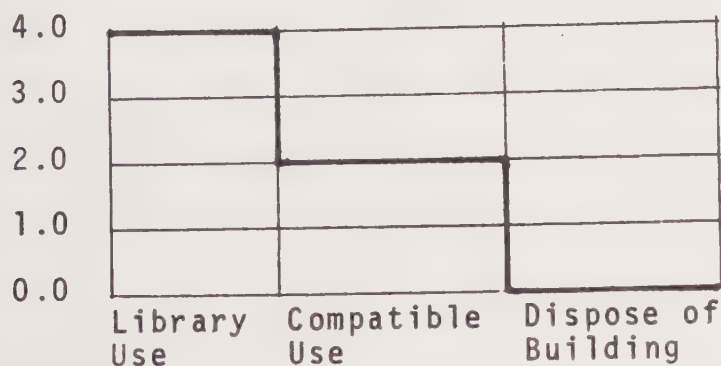


OBJECTIVE 0₁₋₁₀: Exterior light sources shall be maintained



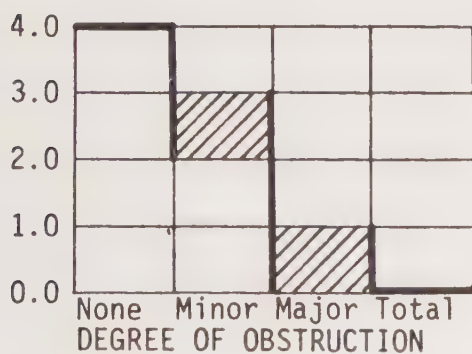
Percent of existing windows blocked
by modifications and additions

OBJECTIVE 0₂₋₁: The existing structure should continue to function as a library

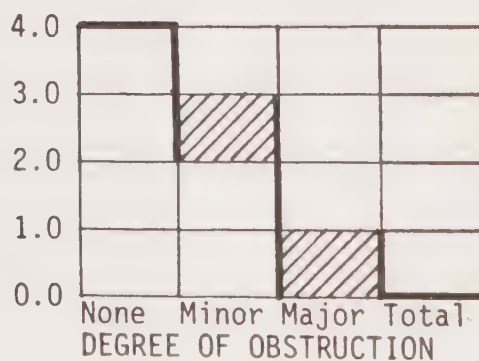


OBJECTIVE 0₂₋₂: The view of the building shall be preserved from the adjoining streets

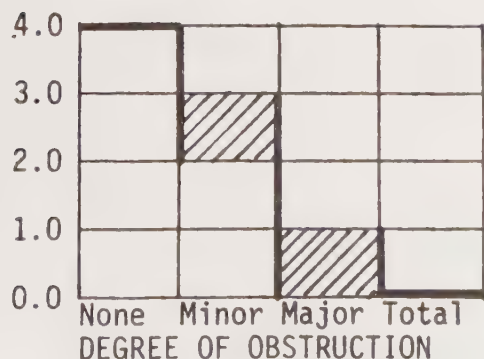
0₂₋₂₋₁ View of the west facade



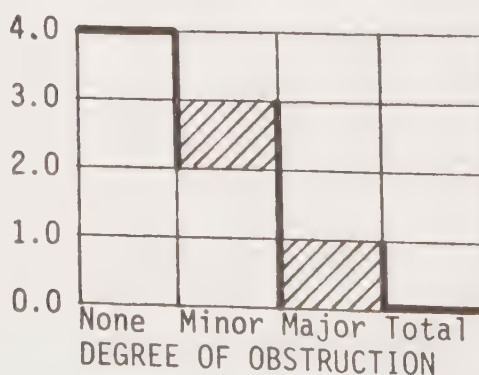
0₂₋₂₋₂ View of the north facade



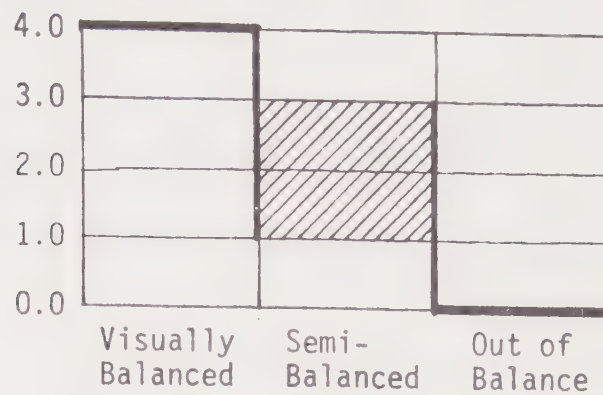
0₂₋₂₋₃ View of the east facade



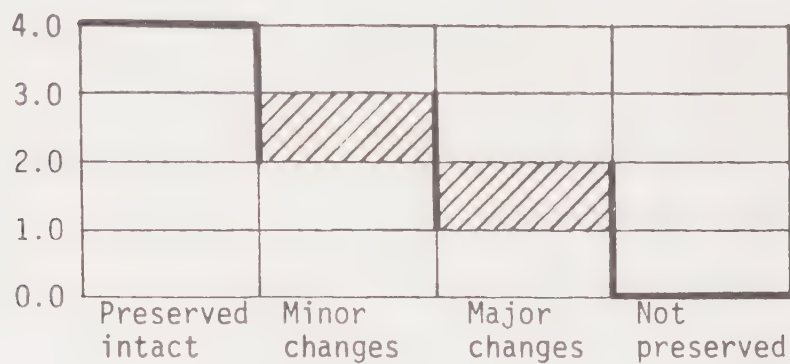
0₂₋₂₋₄ View of the south facade



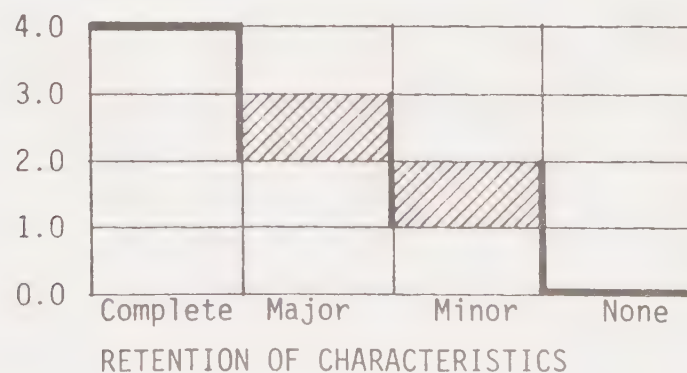
OBJECTIVE 0₂₋₃ The resulting structure shall have its masses balanced



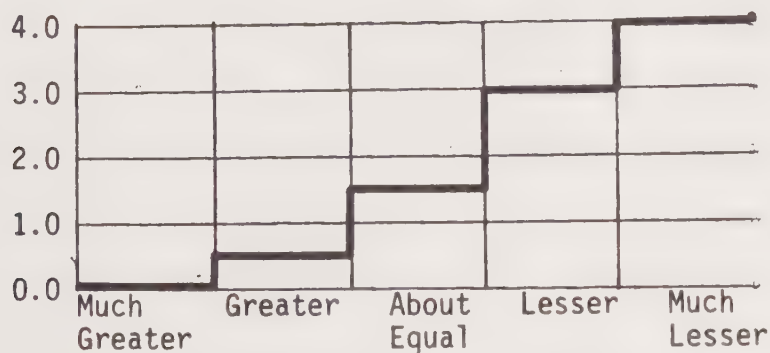
OBJECTIVE 0₂₋₄ The children's court and the east wing shall be preserved



OBJECTIVE 0₂₋₅ The site shall retain its present characteristics permitting public-use for recreation and library purposes

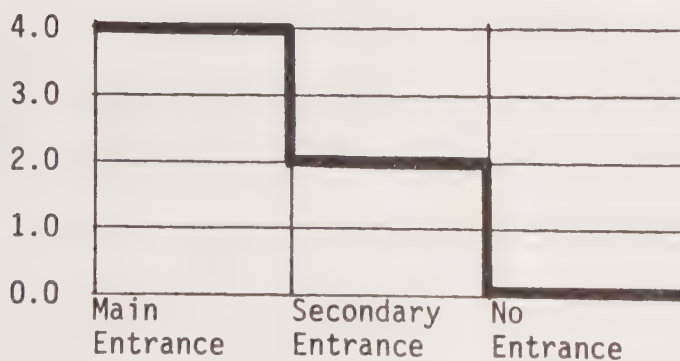


OBJECTIVE 0₂₋₆: The scale of the addition shall not dominate the existing historical structure



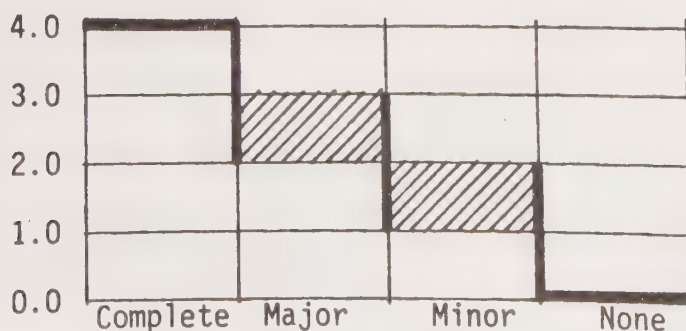
SCALE OF ADDITION AS COMPARED WITH THE EXISTING HISTORICAL STRUCTURE

OBJECTIVE 0₂₋₇: The west entrance shall be restored as the main entrance to the library



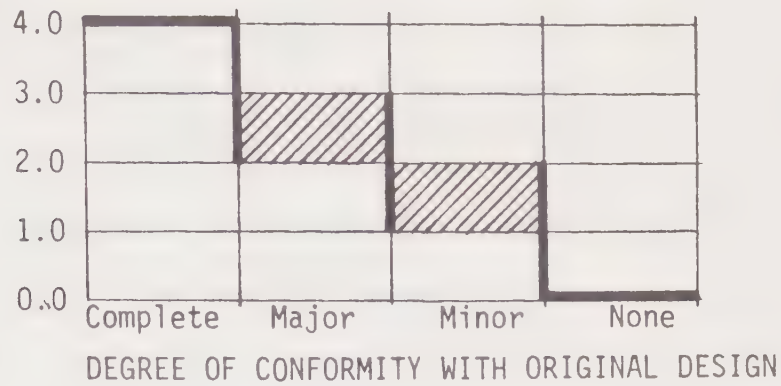
USE OF WEST ENTRANCE

OBJECTIVE 0₂₋₈: The west gardens shall be restored to conform to the original design



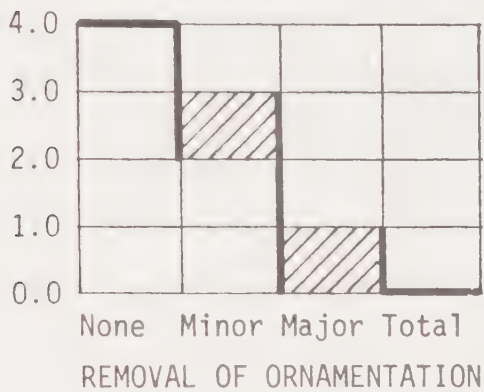
DEGREE OF CONFORMITY WITH ORIGINAL DESIGN

OBJECTIVE 0₂₋₉: The east lawn and formal gardens shall be preserved

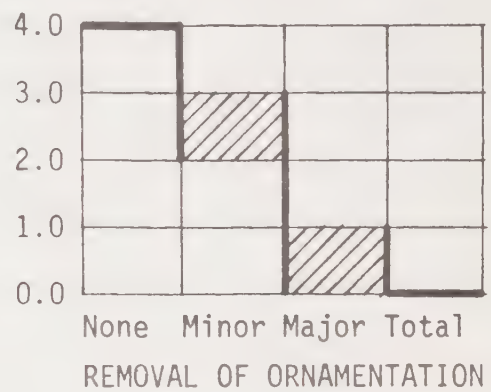


OBJECTIVE 0₂₋₁₀: The ornamentation on the exterior of the building shall be retained

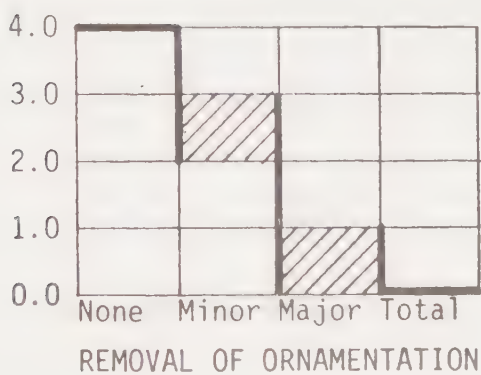
0₂₋₁₀₋₁ West side



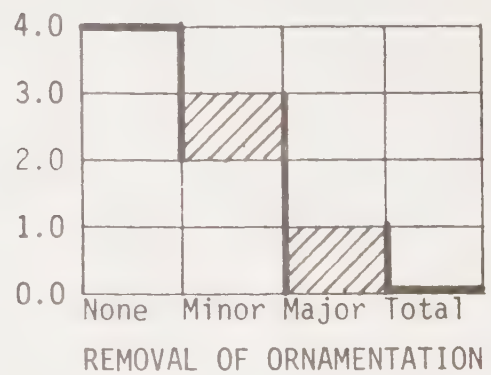
0₂₋₁₀₋₂ South side



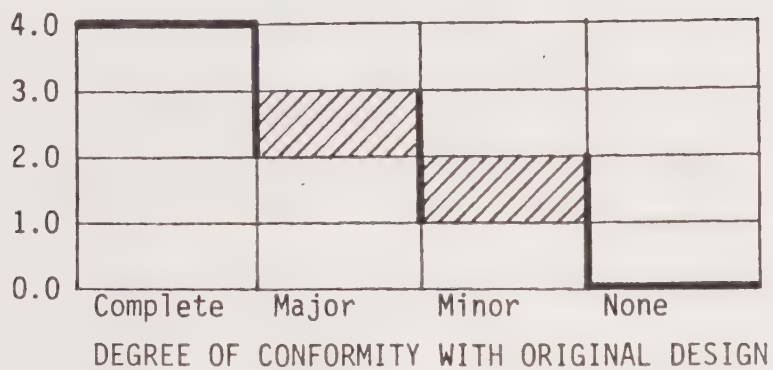
0₂₋₁₀₋₃ East side



0₂₋₁₀₋₄ North side



OBJECTIVE 0₂₋₁₁ The west pool shall be restored



OBJECTIVE 0₂₋₁₂ The existing floor plan shall be retained

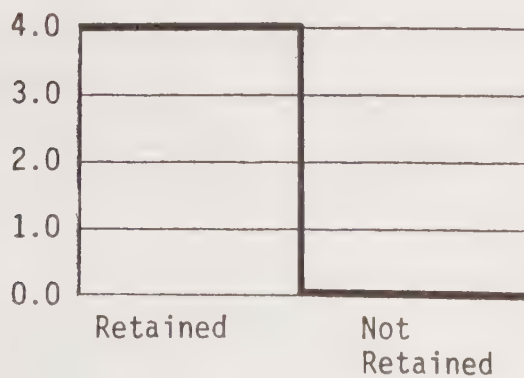
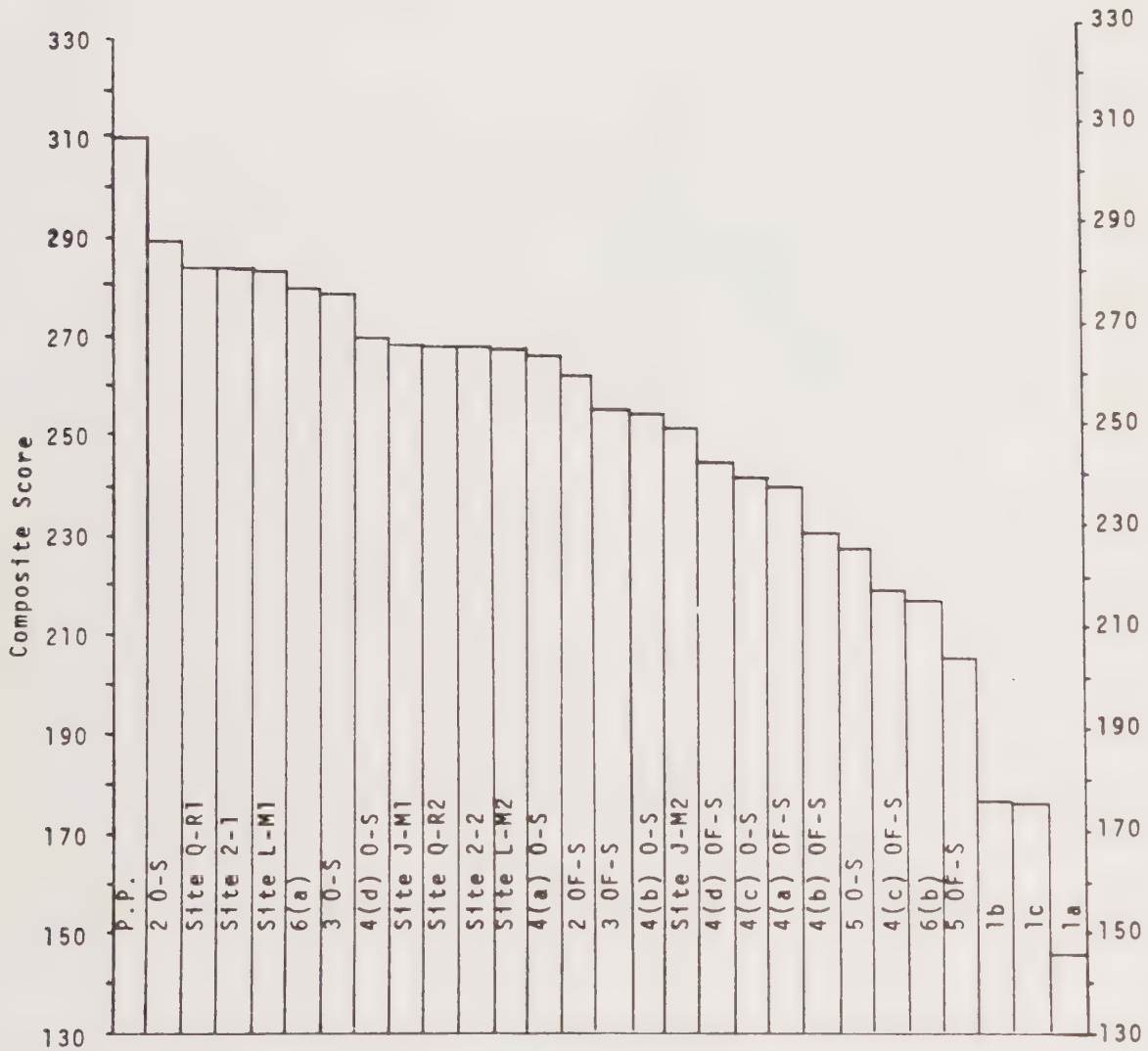


TABLE VI F 4
RATING OF ALTERNATE PROPOSALS

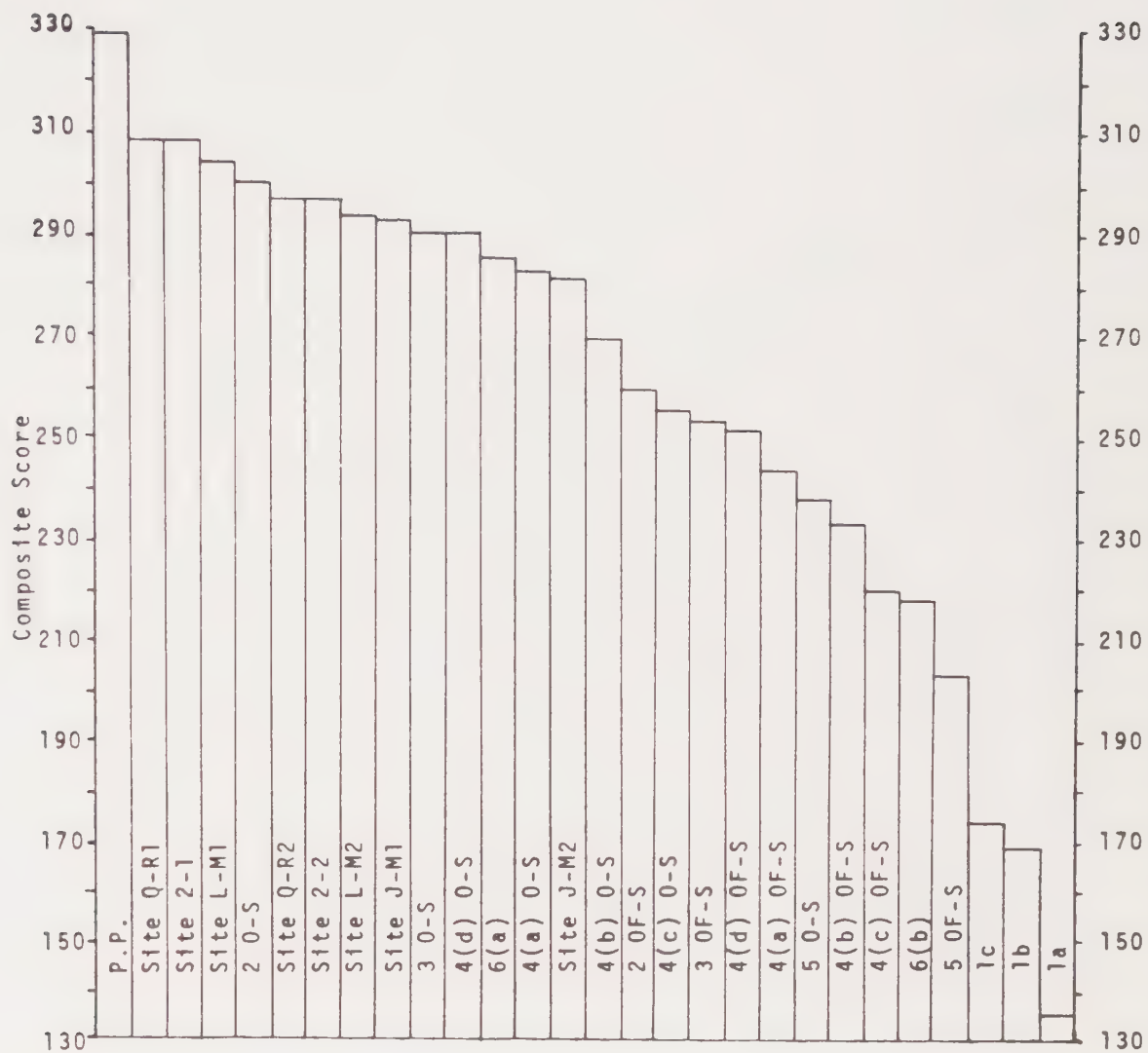
OBJECTIVES	P.P.	1a	1b	1c	2 0-S	2 0F-S	3 0-S	3 0F-S	4(a) 0-S	4(a) 0F-S	4(b) 0-S	4(b) 0F-S	4(c) 0-S	4(c) 0F-S	4(d) 0-S	4(d) 0F-S	5 0-S	5 0F-S	6(a)	6(b)	Site L-M1	Site L-M2	Site Q-R1	Site Q-R2	Site 2-1	Site 2-2	Site J-M1	Site J-M2
0 ₁₋₁	3.0	0.0	1.0	2.0	2.2	2.2	2.8	2.8	2.2	2.2	2.3	2.3	2.0	2.0	2.8	2.8	2.0	2.0	2.9	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
0 ₁₋₂	3.5	0.2	0.3	0.1	2.3	2.3	2.0	2.0	2.2	2.2	1.7	1.7	1.0	1.0	2.5	2.5	0.5	0.5	1.5	0.2	3.7	3.7	3.5	3.5	3.5	3.5	2.5	2.5
0 ₁₋₃	2.0	0.0	1.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
0 ₁₋₄	4.0	0.5	0.5	0.7	3.0	1.5	2.0	1.0	2.5	1.2	2.0	1.0	1.8	0.9	2.6	1.3	1.5	0.8	2.5	1.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
0 ₁₋₅	4.0	0.0	0.5	0.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0	2.0	4.0	2.0	3.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
0 ₁₋₆	3.4	0.2	0.2	0.4	1.6	1.6	2.5	2.5	2.5	2.5	2.0	2.0	1.0	1.0	3.2	3.2	0.2	0.2	2.0	0.1	3.5	3.5	3.5	3.5	3.5	3.5	2.5	2.5
0 ₁₋₇	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
0 ₁₋₈	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.5	3.5	3.5	3.5	3.8	3.8
0 ₁₋₉	1.0	1.0	0.8	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.8	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0 ₁₋₁₀	2.0	4.0	4.0	4.0	4.0	4.0	2.7	2.7	3.0	3.0	3.0	3.0	3.0	3.0	2.5	2.5	3.7	3.7	4.0	4.0	4.0	0.0	4.0	0.0	4.0	0.0	4.0	0.0
0 ₂₋₁	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	2.0	0.0	2.0	0.0	2.0	0.0	2.0	0.0
0 ₂₋₂₋₁	0.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	1.0	1.0	2.5	2.5	2.7	2.7	0.0	0.0	4.0	4.0	3.0	3.0								
0 ₂₋₂₋₂	3.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0	2.0	4.0	4.0	3.0	3.0								
0 ₂₋₂₋₃	2.0	4.0	4.0	4.0	4.0	4.0	0.5	0.5	2.0	2.0	1.0	1.0	2.5	2.5	0.2	0.2	1.5	1.5	4.0	3.0								
0 ₂₋₂₋₄	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0								
0 ₂₋₃	4.0	4.0	4.0	4.0	4.0	4.0	2.0	2.0	2.0	2.0	1.0	1.0	4.0	4.0	0.0	0.0	0.0	0.0	3.0	4.0								
0 ₂₋₄	0.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	4.0	4.0	4.0								
0 ₂₋₅	3.5	4.0	4.0	4.0	3.0	3.0	2.0	2.0	2.5	2.5	2.5	2.5	2.8	2.8	1.5	1.5	2.7	2.7	4.0	4.0								
0 ₂₋₆	2.0	4.0	4.0	4.0	4.0	4.0	1.8	1.8	2.0	2.0	1.6	1.6	1.0	1.0	1.0	1.0	0.0	0.0	3.7	3.7								
0 ₂₋₇	3.0	2.0	2.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0								
0 ₂₋₈	0.5	0.0	0.0	0.0	3.0	3.0	4.0	4.0	1.2	1.2	2.8	2.8	3.0	3.0	0.5	0.5	4.0	4.0	4.0	4.0								
0 ₂₋₉	0.0	4.0	4.0	4.0	3.0	3.0	0.0	0.0	2.0	2.0	1.0	1.0	2.0	2.0	0.2	0.2	1.2	1.2	4.0	4.0								
0 ₂₋₁₀₋₁	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	1.1	1.1	4.0	4.0	4.0	4.0								
0 ₂₋₁₀₋₂	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0								
0 ₂₋₁₀₋₃	1.0	4.0	4.0	4.0	4.0	4.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	4.0	4.0								
0 ₂₋₁₀₋₄	3.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0								
0 ₂₋₁₁	0.0	0.0	0.0	0.0	0.0	0.0	4.0	4.0	0.0	0.0	4.0	4.0	4.0	4.0	0.0	0.0	4.0	4.0	4.0	4.0								
0 ₂₋₁₂	0.0	4.0	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0								

This Table indicates the ratings assigned to each Alternate proposal for each objective. Maximum rating = 4.0, minimum rating = 0.0



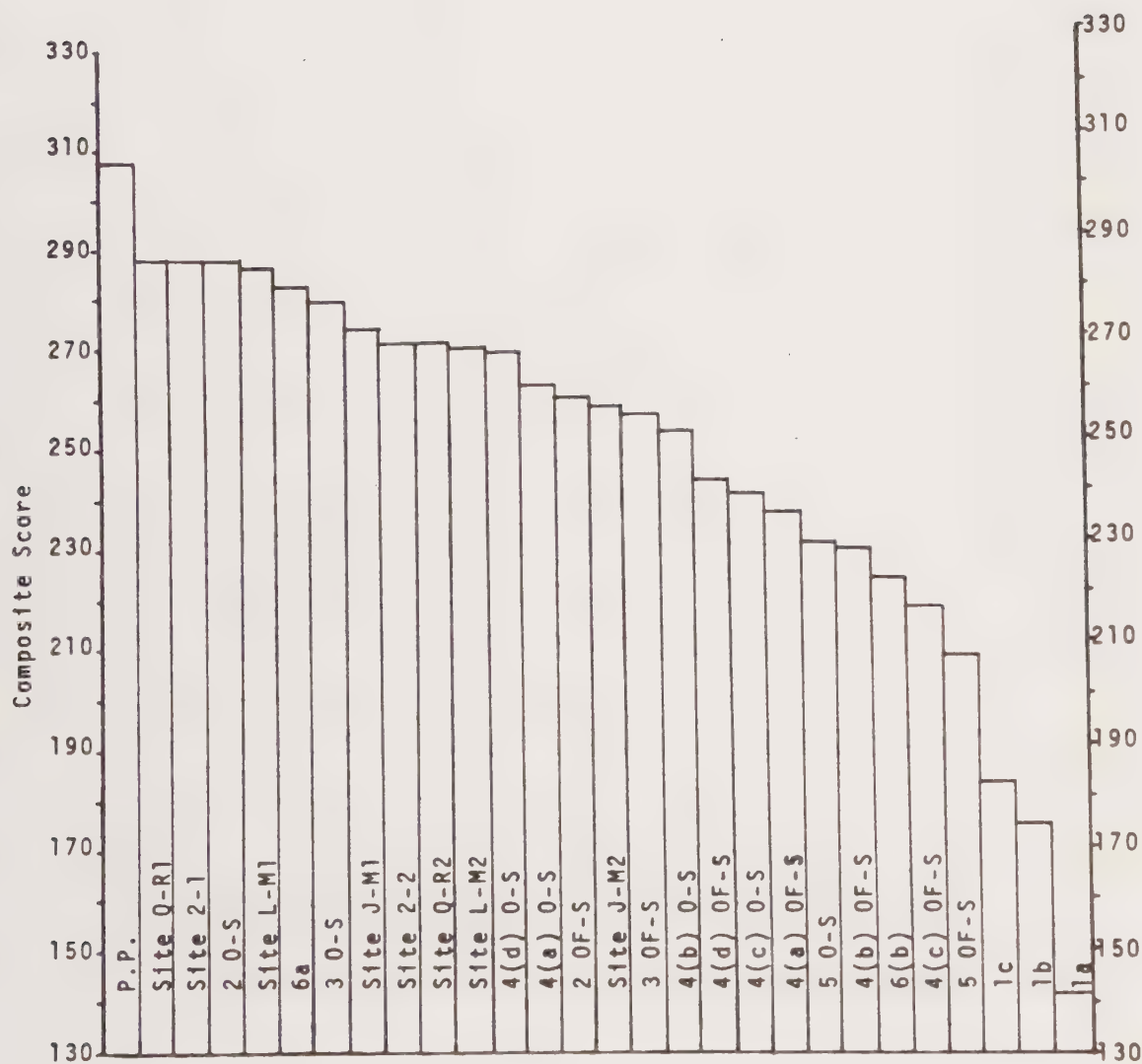
Ranking of the Alternate Proposals According to
the Relative Importance Values Assigned to Each
Objective by the City (Library,
Engineering, Public Buildings)

Chart VI F1



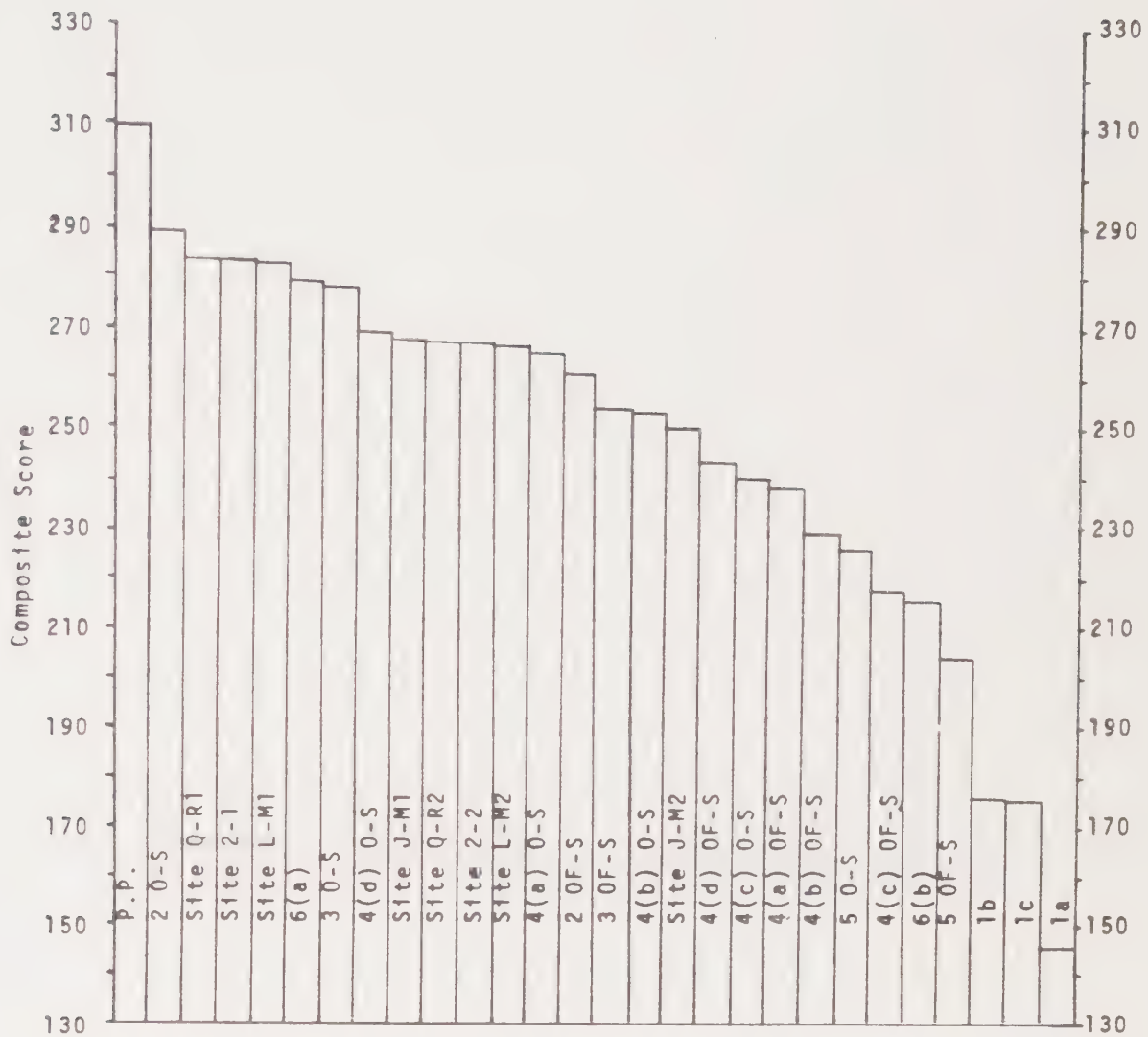
Ranking of the Alternate Proposals According to the Relative Importance Values Assigned to Each Objective by Hoyt Galvin, Library Consultant

Chart VI F2



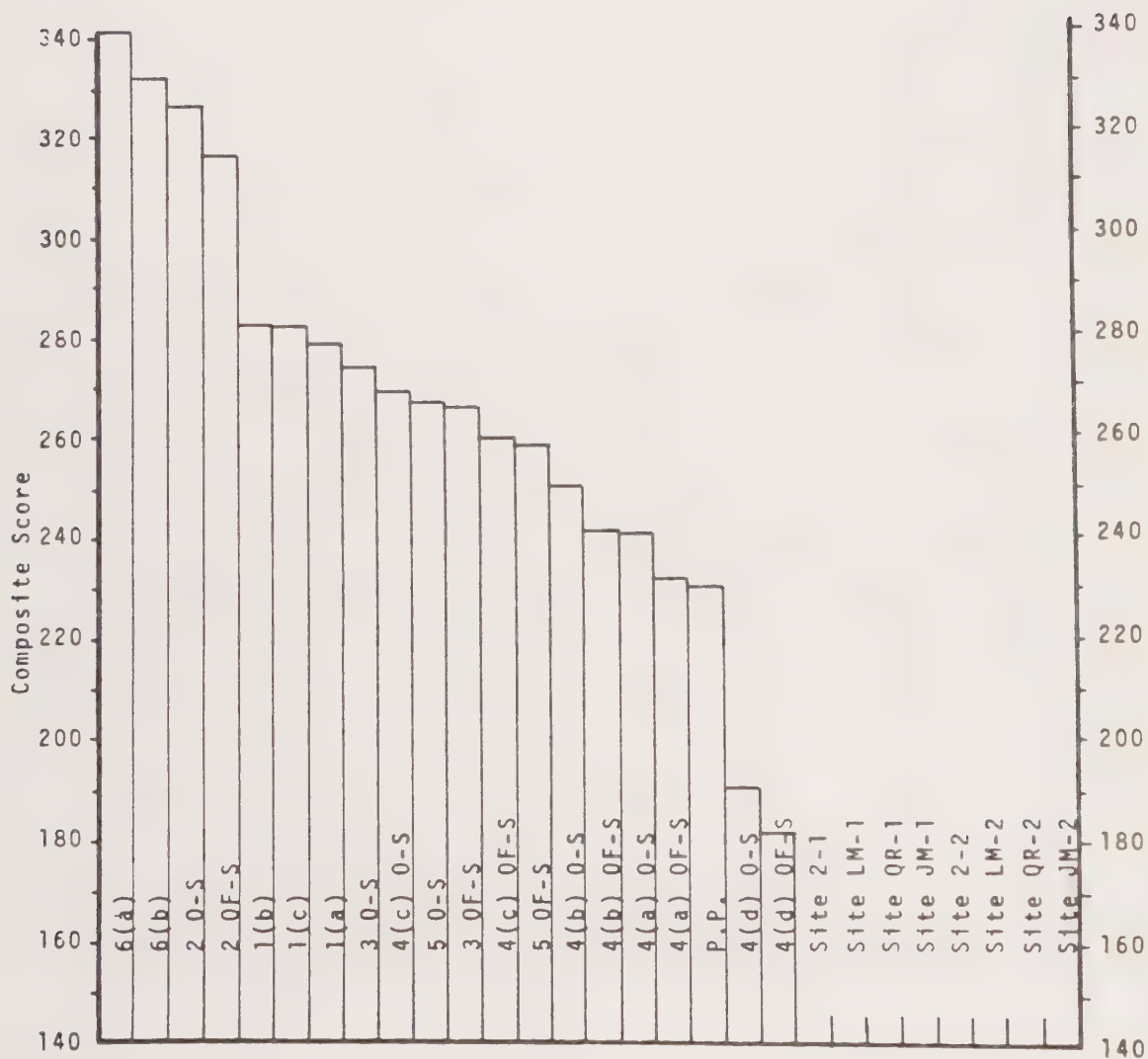
Ranking of the Alternate Proposals According to Relative Importance Values Assigned to Each Objective by Donald C. Davidson, Ph.D., Library Consultant.

Chart VI F3



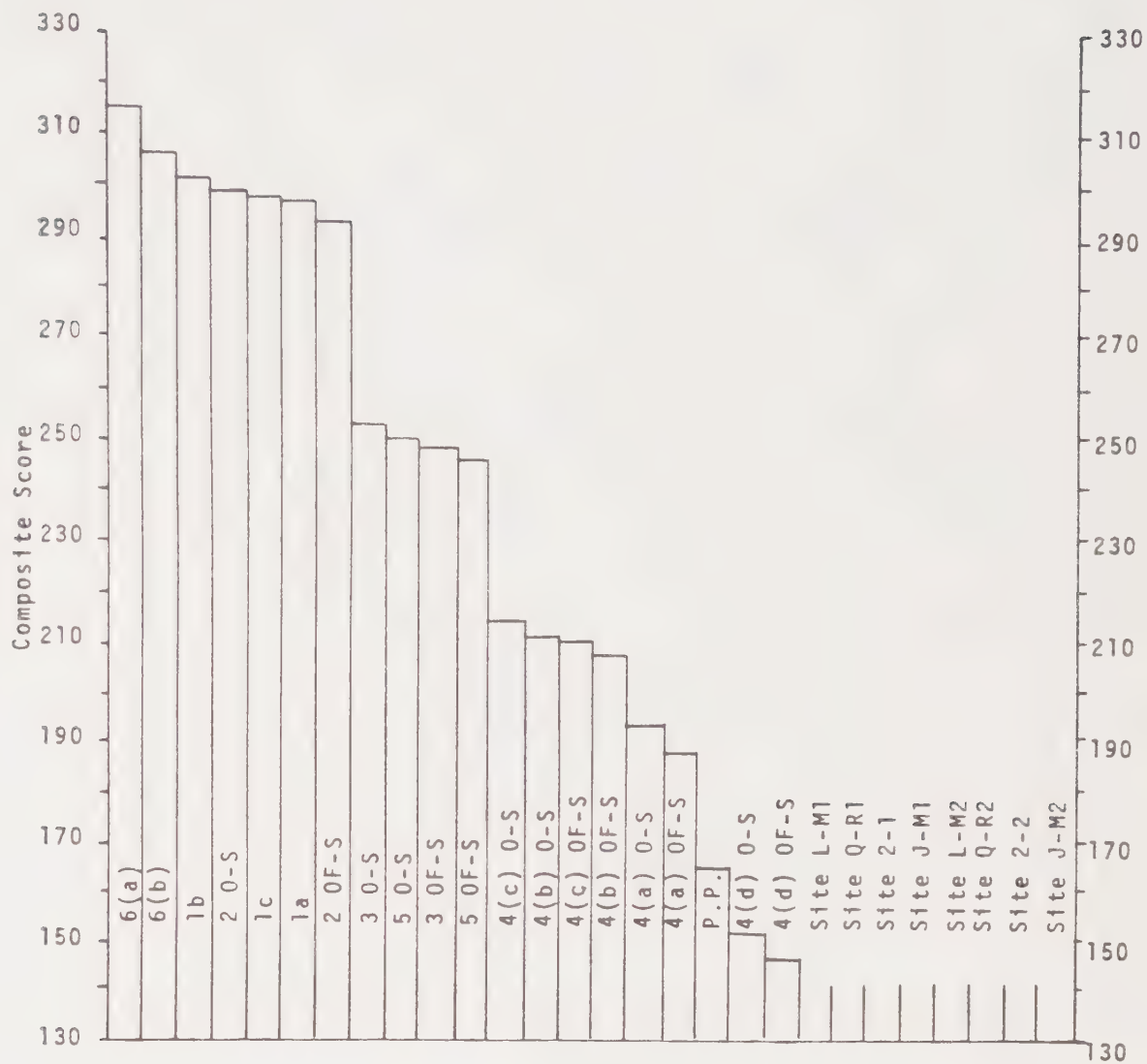
Ranking of the Alternate Proposals According to
the Relative Importance Values Assigned to Each
Objective by Wahlquist, Lawrence, and
Richards; Architects

Chart VI F4



Ranking of the Alternate Proposals According to
the Relative Importance Values Assigned to Each
Objective by David Gebhard, Ph.D.,
Architectural Historian

Chart VI F5



Ranking of the Alternate Proposals According to
the Relative Importance Values Assigned to Each
Objective by Thomas S. Hines, PH.D.,
Architectural Historian

Chart VI F6

TABLE VI F5

Five Highest Alternatives for Each Rater

RANK	RATER					
	1	2	3	4	5	6
1	P.P.	P.P.	P.P.	P.P.	6(a)	6(a)
2	2 0-S	Site 2-1 Site Q-R-1	Site 2-1 Site QR-1	2 0-S	6(b)	6(b)
3	Site 2-1 Site Q-R-1	Site L-M-1	2 0-S	Site 2-1 Site Q-R-1	2 0-S	1(b)
4	Site L-M-1	2 0-S	Site L-M-1	Site L-M-1	2 0F-S	2 0-S
5	6(a)	Site 2-2 Site Q-R-2	6(a)	6(a)	1(b)	1(c)

1 - City (Library, Engineering, Public Buildings)

2 - Hoyt Galvin; Library Consultant

3 - Donald C. Davidson, PhD; Library Consultant

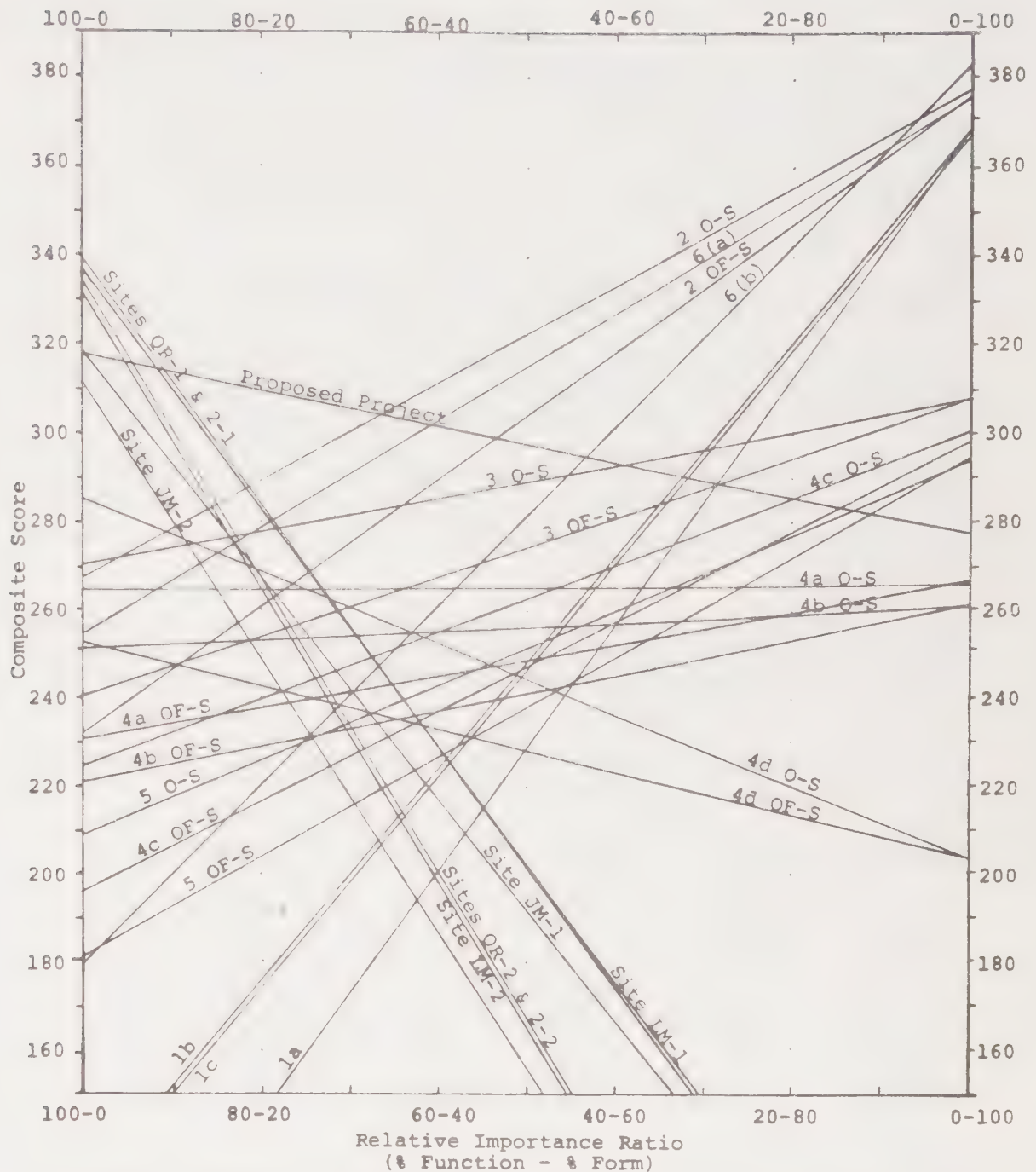
4 - Wahlquist, Lawrence, Richards; Architects

5 - David Gebhard, PhD; Architectural Historian

6 - Thomas S. Hines, PhD; Architectural Historian

EXPLANATION OF ALTERNATE DESIGNATIONS

- P.P. = Proposed Project (renovation, above and below grade expansion, and on-site parking)
- 1(b) = Alternate 1b (renovation only)
- 1(c) = Alternate 1c (restoration only, with expansion and parking off site)
- 2 0-S = Alternate 2 (below grade expansion) with parking on site
- 2 0F-S = Alternate 2 (below grade expansion) with parking off site
- 6(a) = Alternate 6(a) (renovation only with expansion and parking off site in a new building)
- 6(b) = Alternate 6(b) (renovation only, with expansion and parking off site in an existing building)
- Site L-M-1 = Alternate Site L-M (Bunker Hill) with the City retaining the present library with a compatible use such as a museum
- Site Q-R-1 = Alternate Site Q-R (Bunker Hill) with the City retaining present library with a compatible use such as a museum.
- Site Q-R-2 = Alternate Site Q-R (Bunker Hill) with the City not retaining the present library with a compatible use
- Site 2-1 = Alternate Site 2 (Pershing Square) with the City retaining the present library with a compatible use such as a museum
- Site 2-2 = Alternate Site 2 (Pershing Square) with the City not retaining the present library with a compatible use



This chart represents the variation in each proposal's composite score based upon the relative weights assigned to the groups of Function and Form objectives. Moving from left to right, the relative value of the Function objectives decreases from 100% to 0%; that of the Form objectives increases from 0% to 100%. The Relative Importance Values for each objective were assigned by the City.

COMPOSITE SCORES
Chart VI F7

HOYT GALVIN & ASSOCIATES

LIBRARY CONSULTANTS

2259 VERNON DRIVE

CHARLOTTE, NORTH CAROLINA 28211

704 - 366-4335

November 15, 1977

Mr. Lloyd Paulsen, Division Engineer
 Coordinating Division, Bureau of Engineering
 Department of Public Works
 Room 800, City Hall
 Los Angeles, CA 90012

Dear Mr. Paulsen:

EVALUATION OF WEIGHTS ASSIGNED IN LIBRARY PROJECT

Your letter of November 11, 1977 with attached materials was received on November 14. I was coming down with my first cold in years so I took the material to bed, reading awhile and sleeping awhile.

As I read your letter of November 11, the key sentence and the only sentence to which I am to respond is: "It is requested that you evaluate the relative weights assigned to the functional elements of the library..."

If you intended also for me to rate the several proposals, I would not undertake this task without careful on-site inspections even though the materials you enclosed contained considerable information on the several sites and plans.

My evaluation of the weights assigned are as follows: (I did not seek to separate the functional from the form.)

<u>Objectives</u>	<u>Weight</u>	<u>Objective</u>	<u>Weight</u>	<u>Objective</u>	<u>Weight</u>
01-1	18.5	02-1	3.0	02-8	.1
01-2	10.7	02-2-1	.6	02-9	.5
01-3	6.9	02-2-2	1.5	02-10-1	.2
01-4	6.7	02-2-3	.7	02-10-2	.2
01-5	15.0	02-2-4	.2	02-10-3	.2
01-6	7.2	02-3	2.1	02-10-4	.2
01-7	5.4	02-4	.9	02-11	0.0
01-8	11.0	02-5	1.3	02-12	0.0
01-9	3.0	02-6	1.5	Total---	100.0
01-1-	1.2	02-7	1.2		

This was an interesting exercise. I hope it cured my cold. In any instance, there is no charge. If the project should utilize my services in a consulting capacity in the future, my rates are \$25 per hour plus out-of-pocket expenses.

Best wishes,

Hoyt R. Galvin
 Hoyt R. Galvin
 Principal Consultant

COMMENTS ON WEIGHTS RECOMMENDED
for
Objectives Used in Environmental Impact Report
on
Central Library Renovation and Expansion
of Los Angeles Public Library

by
Hoyt R. Galvin
Library Consultant

Consulting Report No. 87

HOYT GALVIN & ASSOCIATES

LIBRARY CONSULTANTS
2259 VERNON DRIVE
CHARLOTTE, NORTH CAROLINA 28211
704 - 366-4335
December 1977

COMMENTS ON WEIGHTS RECOMMENDED

In a letter dated November 11, 1977 from Lloyd D. Paulsen of the Los Angeles Bureau of Engineering, I was requested to recommend weights for Objectives used in an Environmental Impact Report being prepared by the Bureau of Engineering on Central Library Renovation and Expansion for the Los Angeles Public Library.

This document includes comments upon the numerical weights recommended in my letter of November 15, 1977 to Mr. Paulsen.

Preamble

When the citizens of a community initially determine to construct a building to house public library services, their principal motivation is to provide a shelter for the service--all other motivations are secondary. For the library to operate efficiently and for the service to be convenient for public use, the shelter to be provided must be functional and flexible--flexible to remain functional as time brings its demands for change.

A public library is the most economically effective educational institution developed by mankind, but all users must be motivated to utilize a public library--compulsory use is so rare as to be discounted. To secure the desired, wide voluntary use, all hurdles inhibiting use of the library need to be eliminated so far as feasible. Most of the hurdles fall into three classifications: 1) Inconvenience, 2) Expense, and 3) Lost Time. The more a public library can do to make its use convenient, inexpensive and time efficient, the more the library will be used and the more the community will benefit from the investment in building and operation.

Summary

28 objectives were selected for consideration in the Environmental Impact Report. Each objective was assigned a number as shown on the pages that follow. The 28 objectives can be divided into four categories as listed below with the total weights recommended for each category:

Flexibility Features		Transportation & Safety Features		Existing Building/ Site Features		Miscellaneous Features	
No.	Weight	No.	Weight	No.	Weight	No.	Weight
01-1	18.5	01-4	6.7	02-2(1 to 4)	3.0	01-3	6.9
01-2	10.7	01-5	15.0	02-3	2.1	01-9	3.0
01-6	7.2	01-7	5.4	02-4	.9	01-10	1.2
Total -	36.4	01-8	11.0	02-5	1.3	02-1	3.0
		Total -	38.1	02-6	1.5	Total -	14.1
				02-7	1.2		
				02-8	.1		
				02-9	.5		
				02-10(1 to 4)	.8		
				02-11	0.0		
				02-12	0.0		
				Total -	11.4		

Objective No.	Recommended Weight	Statement of Objective	Comment on Recommended Weight
01-1	18.5	Interior spaces should provide for maximum flexibility	As stated in the preamble, flexibility is basic--basic to allow initial and future layouts of shelving, furniture and service for efficient and convenient service. This should be the top objective and it makes many other objectives feasible.
01-2	10.7	Library collections shall be accessible to the public	Feasible through 01-1, this objective is necessary for convenient, time-saving public service. It saves countless staff hours retrieving books while users would be waiting impatiently.
01-3	6.9	Library shall continue to function during construction and remodeling.	At best, service will suffer due to moving to new and/or remodeled library space, but central library service should be maintained in present or temporary quarters. Branch libraries can help, but a city cannot afford to duplicate central collections in branch libraries. Thus central library services are basic for a city.
01-4	6.7	Safe & secure corridors and parking for staff and users	This objective is a supplement to 01-5 (Parking). For some people, unsafe parking is as deficient as no parking. This safety includes passageways and corridors.
01-5	15.0	Parking shall be provided for users.	Parking is the second most important feature for public library facilities in contemporary society to make libraries convenient, inexpensive and time efficient. (01-1 with 01-2 are the most important features, but parking and its safety are a close second.)
01-6	7.2	Materials should be transported horizontally rather than vertically in libraries	Most materials in libraries are transported on push trucks. Thousands of items must be returned to their proper place on shelves each day by the staff. Any vertical movement by elevator or book lift is inefficient for staff and public. If objective 01-1 is achieved, this important objective will be made possible.

<u>Objective No.</u>	<u>Recommended Weight</u>	<u>Statement of Objective</u>	<u>Comment on Recommended Weight</u>
01-7	5.4	Pedestrian access shall be provided for the users. (This is assumed to include access for handicapped.)	It is unthinkable that pedestrian access would not be provided. It might have been taken for granted like climate control on interior of building is taken for granted. The recommended weight includes hazardless access for all pedestrians including the handicapped. It could include pedestrian overpasses or "walk" right-of-ways for pedestrians.
01-8	11.0	Public transportation shall be available for library users.	Although the majority will be driving autos for the foreseeable future, the energy shortage may change this picture during life of building. Also, those unable to drive autos often have greater need for public library services making this the third most important feature for a public library.
01-9	3.0	Library service retained at present location of Central Library building.	As an objective, this is quite weak and does not deserve a heavy weight except for the fact that the Central Library has been at this site since the building was constructed in 1926. A known location has value, but a new location would soon become known to all concerned.
01-10	1.2	Exterior light sources shall be maintained.	It is unthinkable that a new, remodeled or enlarged building in a large city would not have exterior light sources regardless of location. This factor is important but does not deserve a place among the objectives.
02-1	3.0	Existing building should continue to function as a library.	The present 51 year old building is not functionally efficient and extensive remodeling will not improve the building enough to justify much weight. The building does have 250,000 gross square feet that will not need to be constructed but remodeling will be expensive. Placed in the center of a large site, enlargement appears feasible--thus the recommended weight.

<u>Objective No.</u>	<u>Recommended Weight</u>	<u>Statement of Objective</u>	<u>Comment on Recommended Weight</u>
02-2-1	.6	Preserve view of west facade	A total weight of 3.0 is given to the preservation of the four facades. Although the building is not functionally effective as a library, it does have exterior and interior beauty that should be preserved if feasible.
02-2-2	1.5	Preserve view of north facade	
02-2-3	.7	Preserve view of east facade	
02-2-4	.2	Preserve view of south facade	
02-3	2.1	Resulting structure shall have its masses balanced	This objective seems to presuppose the selection of the present central library property. If so, enlargement on both the right and left appear necessary for achieving the desired flexible space, and the balance in the resulting structure is desirable.
02-4	.9	The children's court and east wing shall be preserved.	This objective presupposed the use of the present property, but this objective is in conflict with 02-3. There is some beauty in the Children's Court and east wing, but preserving it will create problems in achieving a flexible building. Thus, the low weight.
02-5	1.3	Site shall retain present characteristics premitting multiple use.	The present multiple use is assumed to be building, parking, and lawn/garden. It is to be assumed by weights for 01-1 and 01-5 that flexible building and safe parking will be achieved if present property is used. The lawn/garden aspect is the only factor here to deserve much weight.
02-6	1.5	Scale of addition shall not dominate existing historical structure	Objective presupposed use of present site and is not, therefore, valid to receive a heavy weight. Assuming use of present property, this objective deserves a comparative high rating when compared to other 02 objectives.

Objective No.	Recommended Weight	Statement of Objective	Comment on Recommended Weight
02-7	1.2	The west entrance shall be restored as the main entrance to the library.	Again presupposing the use of the present location, the west entrance has a valuable potential and should receive serious consideration by the architect for the remodeling/enlargement project.
02-8	.1	The west gardens shall be restored to conform to original design	West gardens will be a valued asset, but the architect should not be confined to restoring the west gardens to conform to original design--this is too confining for architect and project--thus the low weight.
02-9	.5	East lawn and formal garden shall be preserved.	An east lawn and formal garden will be a valued asset, but preservation as is is entirely too strict an objective and deserves a low weight.
02-10-1	.2	Retain exterior building ornamentation on <u>west</u> side.	Retaining exterior building ornamentation presupposes use of present property. The total weight recommended for this preservation on the four sides is .8. If the present property is to be remodeled and enlarged, all the beauty of the existing historic building should be preserved. There are many factors not listed among the objectives that might have deserved a weight, but the ornamentation is visible and easy to list as an objective.
02-10-2	.2	Retain exterior building ornamentation on <u>south</u> side.	
02-10-3	.2	Retain exterior building ornamentation on <u>east</u> side.	
02-10-4	.2	Retain exterior building ornamentation on <u>north</u> side	
02-11	0.0	The west pool shall be restored	The library environment, devilish youth, and easily available detergents make pools a nuisance beyond reason for a library. Entirely too much staff time is consumed in restoring the pools after frequent suds encounters.
02-12	0.0	Existing floor plan shall be retained	This objective not only presupposes the use of the present property, but it would extend the worst features of the present Central Library building into the 21st Century. The existing floor plan should be abandoned to permit an entirely new flexible floor plan.

EXHIBIT VI F3

UNIVERSITY OF CALIFORNIA
Santa Barbara College

Office of the Librarian
Goleta, California

Wed. Nov. 16, 1977

Dear Chris:

Herewith is a xerox copy of the second, sometimes third draft, preparatory to following section commenting on individual options. I believe the enclosed will be about all I wish to say from a broad perspective. I'll drop this off tonight at the Goleta P.O., hoping you'll receive it Friday.

I shall attempt to call you tomorrow saying that a Long Beach rendezvous does not seem feasible for Friday.

Don D.

Apologize for quality of xerox

TO: Bureau of Engineering, Department of Public Works,
City of Los Angeles, attention Dr. Christopher M. Stevens

FROM: Donald C. Davidson

REGARDING: Environmental Impacts, a Central Library for the
City of Los Angeles

The present central library was created in the environment of 50 years ago, served its purposes nobly, now houses a distinguished institution, and has remained a civic landmark. The building is certainly outgrown and significantly outdated. There has been much thought about the questions of where and when to provide additional library space, and of the practicality of expanding and renovating the central library building.

Today's environments are as different from those of 1926 as the unknown environments of 2026 are likely to be variant from those of 1977. The total library environment of 1926 could not have been expected to anticipate the changes in communications technology which have been brought about by computers, electronic storage of information, television, facsimile transmission, computer produced books, miniaturization and xerography. Some of these have only begun to reveal their impacts upon the library and its users. The library world is clearly not a static world. The final solution to augmented and updated space in its structural and engineering elements must be open, spacious and flexible.

Los Angeles in 1926 was bound together by streetcars and red interurban cars, as well as a system of sidewalks along surface streets, increasingly being used by automobiles and trucks. Downtown Los Angeles today remains a city of streets and sidewalks along one-way streets heavily traveled by busses, cars, and trucks; tomorrow it promises to be a multi-level system of pedways and people movers a level above or below the surface streets. Helicopters and newer breeds of vertical take off aircraft will be put to expanded uses within the larger city, perhaps even by library users and librarians. Again the lesson for library space is flexibility, versatility, big rectangles of contiguous space, and potential expandibility.

After 40 years in Southern California academic and research libraries and 30 years of continuous involvement in planning academic buildings the writer of this report was called upon to react to the environmental impacts of a group of alternatives proposed for additional and updated central library space. As a peripheral observer of the area public library picture, without involvement as past,

present or future central library patron or planner, he is impressed both with the complexity of the problem and with the quality, magnitude and imagination of the mental effort brought to bear upon it. There are substantial aesthetic and historical elements involved; expressions of concern over the visual, sentimental, indeed emotional values which one expects to hear in discussions of an existing building prized for its art, severe setting and heritage of history.

The fundamental choice is between renovation-expansion of the present building and new construction on one of four or more sites. There is a sub-choice of demolition and new construction on the present site, saving the sculptures and murals but not the crowning pyramid. This sub-choice is apparently unacceptable to citizens in considerable number, and to library staff people who wonder how to keep the library operating as the building vanishes from under them. Much of the existing structure thus seems destined for preservation. There is another sub-choice to which little attention has been paid; this is construction of a research library and administrative center on a new site, preserving the present building without expansion, except possibly for underground parking, and modifying it internally to house a downtown branch library plus other as yet unidentified municipally desirable activities.

This all important decision, once made will permit choices as appropriate either among the options for renovation-expansion or among the new sites. Discussion of all possibilities simultaneously could facilitate the basic decision provided the aim of discussion is to reason rather than to provide a forum for arguments for particular alternatives.

While each of the alternatives meets many of the objectives, appealing to this outsider is the concept of a downtown branch library plus either civic functions in the existing building along with a research library-library system center on a new site. Are there needed and appropriate municipal uses for space not needed by a downtown branch library in the present building which could be found and housed in relatively easily renovated existing structure? Although the present central library is certainly adaptable, and expandible in a limited way, its renovation and expansion has less to recommend it, over a long pull of decades, as housing for an operating, growing, and changing service agency than do the other alternatives. It has proven cultural and social values in its traditions, structure, dome, sculptures, mosaics, furnishings, and landscaped park areas. But it really remains too

small in size of building and site space assignable, for the present let alone the future.

Pedway and People Mover

A criterion for design

Pedways and the people mover will change the human perspective of the central library building. In a very real sense these two elements will create a new topographic setting. Accordingly, the pedways and people mover should be designed to preserve views upward to and beyond the "crowning pyramid" and laterally across the entire setting. To provide only horizontal views with vertical views impaired by roofs or structure would be lamentable.

Indisputably some landscaping is desirable. Whether this should be a simple restoration to the east and west becomes a moot question when the views from pedways and people movers are evaluated.

Pedways to and through the library site

It would be a serious error to bisect a revamped building with a pedway, particularly if the central library operation remains the occupant. The reason is simple: it would destroy much of the objective of open space so necessary for present known operations as well as for future operations, the exact character of which will emerge with time. It is clear, as suggested above, that major change will occur as new technologies supplement and support continuing book services.

Open space is what is being requested vigorously and very logically. The main structure is a mere 200 by 230 feet and cannot afford now or later the losses of flexibility and efficiency which a bisecting pedway would create.

C O P Y C O P Y C O P Y

December 8, 1977

TO: Bureau of Engineering, Department of Public Works
City of Los Angeles, Attention: Dr. Christopher M.
Stevens

FROM: Donald C. Davidson

REGARDING: (A) Matrix of Social Objectives
(B) Reactions to Alternatives, 1A through 6B,
for Central Library, City of Los Angeles

(A) OBJECTIVES MATRIX

This comments on the organization of the objectives to be given weights in a matrix. In addition to points discussed with Christopher Stevens yesterday. I later began to feel that some of my initial uneasiness about giving arithmetical values to a series of objectives might be relieved if a sliding scale to vary with the emphasis given relatively to two overriding objectives (not identified in the draft to date in this context although mentioned elsewhere in the draft text); these could be called, one: preservation of the past; two: protection of the future. Taken together both are laudable, but to preserve the past without protection of the future would not recognize an important objective in planning any library: overall internal flexibility plus external expansibility, outwards, upwards, downwards or in combination. Thus I would either broaden Objective 1-1 to include expansibility or add expansibility to the list of objectives in Category 1.

Next it would be stated that for the assigning of objective numerical values to relative importance the objective of preservation of the past would be paralleled in points by the objective to protect the future. The values in point would change on a sort of sliding or varying scale. As an example if the preservation of the past sub-categories 2-1 through 2-12, were doubled from the 20 on the present draft then simultaneously the flexibility expansibility (sub-category 1-1) likewise would be doubled. The leeway would need to be taken up in changing the values in subcategories 1-1 through 1-10 and possibly 2-1.

This approach does change the character of the graphic exercise and is unworkable when a weight of 50 is given to preservation of the past for subcategories 1-2 through 1-10 would be without values. Some scheme of proportions of three rather than two groups might be evolved, breaking Category 1 into two categories perhaps.

The significant aspect of this reaction is the extremely great importance that should be given to flexibility plus expansibility. My quick attempt to reflect these thoughts within the 80-20 table is on the attached overlay -- which

OBJECTIVES:	RELATIVE IMPORTANCE:
-------------	----------------------

0 ₁₋₁	20.0
0 ₁₋₂	10.0
0 ₁₋₃	10.0
0 ₁₋₄	8.0
0 ₁₋₅	8.0
0 ₁₋₆	6.0
0 ₁₋₇	6.5
0 ₁₋₈	6.5
0 ₁₋₉	4.0
0 ₁₋₁₀	1.0
0 ₂₋₁	6.6
0 ₂₋₂	
0 ₂₋₂₋₁	1.5
0 ₂₋₂₋₂	0.6
0 ₂₋₂₋₃	0.6
0 ₂₋₂₋₄	0.1
0 ₂₋₃	2.0
0 ₂₋₄	2.0
0 ₂₋₅	1.8
0 ₂₋₆	1.4
0 ₂₋₇	1.0
0 ₂₋₈	0.8
0 ₂₋₉	0.8
0 ₂₋₁₀	
0 ₂₋₁₀₋₁	0.1
0 ₂₋₁₀₋₂	0.1
0 ₂₋₁₀₋₃	0.1
0 ₂₋₁₀₋₄	0.1
0 ₂₋₁₁	0.3
0 ₂₋₁₂	0.1

MISCELLANEOUS COMMENTS ON
ALTERNATE PROPOSALS

Alternate 1-A:

Rating: poor on flexibility, expansibility: ⁰1-1: (1) site inadequate to accommodate present space needs and social and management objectives, thus many other poor ratings in Category 1. Ratings good to excellent in Category 2.

Alternate 1-B:

Negligible differences in ratings from Alternate 1-B

Alternate 1-C:

Appears to be best for providing space for the present, retaining aesthetic-historical values. Poor rating functionally on broad space considerations. I'm not clear on how this would interconnect -- looks very poor on that score. The basement level is worth a 3.00 or 3.5 rating for itself. Vertical elements are unclear in implication, to me, for operations.

Alternate 2:

Is this the result of analysis of what is either A-2 or A-3 as seen in CLA plans in EIR draft, Attachment 4, Sheets 3-5? If so comments made on A 1-C sheets prevail.

Alternate No. 3:

The main functional objection to this is in the narrow throat to connect new construction to the east in main building. The below level parking to the west is desirable although the question of amount of parking needed remains open.

Rating on ⁰1-1 perhaps 1.25

Eastern elevation, of course, removes many of desired objectives in that direction. Preferable to a tower.

Alternate 4A:

Fragmental and violates the concepts of interrelated space in large "chunks". The somewhat weird shape not only doesn't open up the west view it is inherently a bit costly in space use. Rating 2.25 on Objective 1-1 expanded.

Alternate 4B:

Similar in concept to A-4A. Rating 2.00 expansibility-flexibility. The west addition essentially is a separate building above grade.

Alternate 4C:

Has two isolated buildings above grade in new construction. Poor merging of space. Rating on objective 1-1 is 1.50 or 1.75.

Alternate 4D:

This variation is good on the east but fails miserably on the west on space utilization. It doesn't seem to preserve the view of the west elevation. Composite rating on A 1-1 is about 1.75 (3.5 to east, 0 to west).

Alternate No. 5:

Towers are fundamentally bad for an operating library and this one might just as well be in the Biola Hotel area with larger floors. Rating 1 on Objective 1-6 seems about right. Rating on expansibility-flexibility 1 to 1.25.

Alternate 6-A:

The new construction rates very highly for flexibility-expansibility: 4 on objective 1-1. It is reasonably accessible and rates 2.75 to 3.00 to 3.50 on objectives 1-4, 1-5, 1-6, 1-7, 1-8.

Alternate 6-B:

These comments relate to the former Edison Company Building on which I do not have a space breakdown. It rates considerably lower than the northeast corner of Flower and Fifth on accessibility objectives, and about 2.25 on flexibility and expansibility as I understand the building.

WAHLQUIST . LAWRENCE . RICHARDS, INC. ARCHITECTURE . ENGINEERING . PLANNING
MAIN OFFICE. two century plaza.suite 2660., 2049 century park east, los angeles, calif. 90067
TEL. (213) 553-7444

January 3, 1978

Mr. Lloyd Paulsen, Division Engineer
200 North Spring Street
Los Angeles City Hall, Room 807
Coordinating Division
Los Angeles, California 90012

Re: Public Library Project

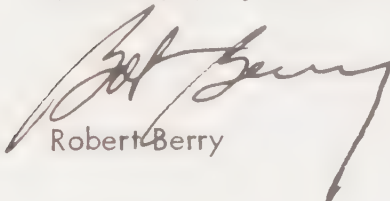
Dear Mr. Paulsen:

This will confirm our telephone conversation this date in which we concur with the assigned values for the project objectives.

If you have any further questions, please let us know.

Cordially,

WAHLQUIST.LAWRENCE.RICHARDS,INC.



Robert Berry



11/28/77

UCSB ART MUSEUM

SANTA BARBARA, CALIFORNIA 93106
(805) 961-2951

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
Department of Public Works
Bureau of Engineering
Room 800, City Hall
Los Angeles, California 90012

Dear Mr. Paulsen:

I have carefully read over the material which you left in my hands on Monday, November 21st, relating to the Central City Library Expansion and Renovation. As I understand your request you would like me to evaluate the series of Alternate Proposals in Light of the Evaluative Matrix which has been drawn up. Before I specifically proceed to pursue such an analysis there are several other considerations which I feel should be seriously considered in arriving at the most advantageous solution to this admittedly difficult problem.

First, I do not sense that Evaluative Matrix suitably addresses itself to the significant relationship between the building proper and its landscaped site. In California, and particularly in Southern California, the relationship between a building and its landscape is of the greatest importance. The architect of the Central City Library, Bertram G. Goodhue, fully took this into account in his design, and it is therefore impossible to understand or respond to his building without seeing it within its landscaped grounds.

Second, I find it strange that no where in the Evaluative Matrix is a criteria posited relating to the advantage of the urban open space now provided by the Library and its grounds (although this had been compromised to the west by the present parking lot). The need for pedestrian level open space amidst high rise buildings is as important consideration as the listed evaluation criteria.

Another area which the "Objectives" do not seem to mention is the question of the value of the major public spaces within the existing historic structure. The rotunda, staircases, reading rooms, children's wing and court are all highly significant historic spaces, of as much advance as the exterior

of the building and its grounds. These considerations (plus those having to do with the urban location of the Central Library site) should be added to the list of "Objectives." If these are not added the "Objectives" may be called in question.

Fourth, as I mentioned to you when you were here in Santa Barbara, an additional alternative would be to purchase the former Southern California Edison Co building at the northwest corner of Grand and 5th Street. This twelve story building could be connected to the existing library building by an underground tunnel and by a raised pedestrian walkway. The Southern California Edison Co building is an excellent example of late 1920s Zigzag Moderne (Art Deco) (designed in 1930-31 by Allison & Allison). It is a steel cage building which would provide flexibility of interior floor space, and its steel cage design would (I suspect) need few modifications to bring it up to present day seismic codes. The existing library building could then be remodeled to serve most public-user needs. Such remodeling would leave the present major public areas intact, the remodeling and alternation being confined to the present non-public spaces. By this approach the present Central City Library Building would be left intact, its grounds could be restored to their former condition, with the West Entrance becoming the major public entrance. At the same time a very good example of the late 1930 Los Angeles high rise would be preserved, and the relationship between the urban environment, the Library and the Southern California Edison Co. Building would remain. So that my evaluation will be complete I am including the Southern California Edison Co. Building as "Alternate #7."

The Alternates in relation to the Evaluative Matrix:

Alternative #1:

This Alternative shares many points in common with #6 and #7. One can only assume that if this Alternative were properly carried out that all of the objectives (01-1 through 02-12) could be met. I cannot of course comment on the question of how feasible such a division of Library activities would be if the new and the existing facilities were located far apart, i.e. at any of the sites indicated on the map (Attachment 13), contained in the draft of the Environmental Impact Report.

Alternative #1b:

Same comments as in #1. Since I have not analysed the purely functional question of the Library I have no idea how feasible a number (?) of satellite structures would be.

Alternative #1c:

Externally, this alternative would have the same assets as far as the existing building and its site are concerned as #1. But I assume from the way this proposal is written that it would destroy all or part of the present public spaces in the present building. Such a destruction would so destroy the building that it would, from my point of view, negate any consideration of this proposal.

Alternative #2:

Again, one could assume that if this proposal was carried out it could satisfy the listed "Objectives" with a few minuses. The undergrounding of part of the Library facilities within the existing site would necessarily have to compromise some of the present landscaped site. Entrance and egress for parking, venting, possible light sources, etc. would all have to intervene into the landscaping. No underground facility has ever been designed (to my knowledge) that really leaves a landscape site as it originally was. (Close at hand, look at the 1950-51 rebuilding of Pershing Square to provide an underground parking garage.) Thus, Alternative 2 would not answer the "Objectives" 02-5, nor probably 02-8 and 02-9.

Alternative #3:

By definition this Alternative would provide a number of negative responses for the outlined "Objectives." While it is conceivable that a new two-story wing could be built east of the existing building which still provides some of the present natural interior lighting for the existing building -- this would be a difficult task (01-10). As to 02-2-1 and 02-2-2 such a wing would appreciably compromise those two facades of the building. In addition such a wing could not but help to dominate the existing historic structure (02-6). A new wing to the east would of course change the present characteristics of the site (02-5), and the East lawn and formal garden (02-9) would be destroyed.

Alternative #4a:

As projected on Attachment #12, this Alternative is one of the least desirable from the point of view of the building and its landscaped site. Both the east and west gardens would in fact appear to be so altered as to enjoy little relationship to the original layout of the building and its grounds. Thus, this Alternative would comment negatively on 02-2-1, 02-2-2, 02-2-3, 02-2-4, 02-4, 02-5, 02-8 and 02-11. While the west entrance is left intact, it remains as an ineffective element in the design with the new west wing angled and pressing up against it. Considerable exterior sculpture (02-10) would have to be removed from the building and reinstalled, and the entire childrens' wing and its sculpture and other ornamentation would be destroyed (02-4).

Alternative 4b:

The Alternative would produce the same negative responses as in Alternate 4a except that the west entrance (02-7) would aesthetically be much more preferable since a segment of the original west facade would provide the type of background needed with the original design of the west entrance. Though both wings would be only one floor above grade, they would both appreciably transform the visual qualities of the east and west facades.

Alternative 4c:

Of the four Alternatives under 4 (a,b,c, & d), this is to my mind the most preferable if an on site addition was to be built. This proposal retain the classical balance of the central portion of the design, and it would leave two extensive gardens to the east and west. The west entrance would be able to visually function as it was originally designed. But this scheme would only be satisfactory, from my point of view if the two new wings were designed to match the present fenestration of the building; if all the sculpture, murals, etc. were preserved and reused; and if the entrance-egress to parking did not infringe into either of the gardens. An appreciable negative result would be the destruction of the Children's wing.

Alternative 4d:

Aesthetically this scheme has little to recommend it. The three additions would destroy all of the present views (02-2-1, 2, 3 & 4); and it would no longer be a balanced composition (02-3). This scheme would produce negative results for the following "Objectives:" 02-4, the Children's wing would be destroyed; 02-6, it would be very difficult if not impossible to provide these 3 new wings without destroying the dominate scale of the existing historic structure; 02-7, the west entrance would visually be meaningless when enclosed so closely between two long wings; 02-8 and 02-11, very little would be left of the west landscaped grounds.

Alternative 5:

Of all the proposals this is the least preferable. I would expect that it would be difficult to design a small tower such as this which would fulfill objectives 01-1 and 01-2. Such a tower would certainly demand the existing historic structure (02-6), and its adjacent proximity to the children's wing and its court would make this section of the existing building all but meaningless. Though it might be possible to provide an entrance and egress for underground parking at the base of the tower (facing East on Grand Avenue), it is difficult to see how this could be accomplished. Also, it seems likely that additional underground space would be needed to park the anticipated number of automobiles.

Alternative 6:

As I have already indicated in commenting on Alternative 1, this proposal and that of #7 (and perhaps #1) are the only proposals which can affirmatively respond (in part or whole) to all of the stated "objectives." This proposal would have the added advantage that a lowrise building would be constructed on one of the corners of the library site, thus adding to its sense of pedestrian scale. If the new structure with a tunnel and a bridge was designed on the same principles as the existing historical structure, the two buildings could read as a single public entity.

Alternative 7:

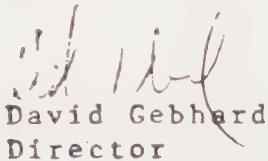
In my introductory remarks I outline a 7th Proposal to purchase and rehabilitate the existing 1930-31 former Southern California Edison Co. Building, which is located north of the library on 5th Street. While I have outlined some of the assets of this proposal, there are several factors which would have to be solved. One of these is parking, which might be solved by purchasing land on Hope Street and constructing a parking structure, the other would be to see if the spur street (parallel to 5th Street) going up to Hope, could be eliminated, so that a meaningful landscaped connective link could be made over 5th Street to the existing historic structure.

To conclude I would like to comment on the list of objectives, and their evaluation of relative importance. I personally could not concur with the weighted importance given in this list, and as I have indicated I feel that one prime objective has been left out, namely the significance of the library building and its landscaped site in relation to the urban fabric of present day downtown Los Angeles. My own grouping of these objectives would be to place the major weight on the need to preserve the building and its landscaped site (02-2 through 02-11); then equal to this, but not rated above it, would be the desire to solve the functional needs of the library as a public institution. And finally, the question of the present open space provided by the library and its landscaped site is as significant as the other two considerations. I could in no manner agree that 01-1 should receive 14.0 points, while 02-2 is rated between 2.1 and 0.2.

The Central Public Library of the City of Los Angeles should be a major architectural monument; it should function well for its citizens, and its siting should be such that it announces that it is a major public entity. The present library building is indeed a major, national architectural monument; with proper landscaping of its existing site the building does declare itself a major public entity. With additional facilities placed north of 5th Street its functional needs can be imaginatively solved.

I hope that the above constitutes the response to the draft environmental report which you had expected from me. If I have left out anything please call me either at my office, 961-2951, or at home, 969-2031.

Sincerely,



David Gebhard
Director

28 November 1977

DG:dj



UNIVERSITY ART GALLERIES

SANTA BARBARA, CALIFORNIA 93106
(805) 961-2951

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
Department of Public Works
Bureau of Engineering
Room 800, City Hall
Los Angeles, CA 90012

Dear Mr. Paulsen:

In response to your telephone call of December 6th I am enclosing my own response to the List of Objectives for Alternate Proposals re: their Relative Importance. As I indicated in my letter of November 28th, I have a number of reservations concerning this list of objectives, and I hope that you will indicate these reservations in the final report.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Gebhard", is written over the typed name.

David Gebhard
Director

6 December 1977

DG:dj

Enc.

UCSB ART MUSEUM
University of California
Santa Barbara, California 93106

Mr. Lloyd Paulsen
6 December 1977
Page 2

<u>OBJECTIVES</u>	<u>RELATIVE IMPORTANCE</u>
0 ₁ -1	17
0 ₁ -2	16
0 ₁ -3	18
0 ₁ -4	19
0 ₁ -5	13
0 ₁ -6	20
0 ₁ -7	10
0 ₁ -8	16
0 ₁ -9	3
0 ₁ -10	15
0 ₂ -1	2
0 ₂ -2	1
0 ₂ -3	12
0 ₂ -4	11
0 ₂ -5	4
0 ₂ -6	5
0 ₂ -7	9
0 ₂ -8	7
0 ₂ -9	8
0 ₂ -10	6
0 ₂ -11	14
0 ₂ -12	21

UNIVERSITY OF CALIFORNIA, LOS ANGELES

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SANTA BARBARA • SANTA CRUZ

SCHOOL OF ARCHITECTURE AND URBAN PLANNING
LOS ANGELES, CALIFORNIA 90024

5 November 1977

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
Department of Public Works
Room 800, City Hall
Los Angeles, California 90012

Dear Mr. Paulsen:

As requested in your letter of 18 November 1977, I have reviewed the proposed EIR and related materials on the Los Angeles Public Library and have specifically assessed as you requested, Enclosure #2, which deals with general alternatives and Enclosure #5, "objectives for alternate proposal analysis."

I am very comfortable in asserting in Enclosure #2 my preference for alternatives 6, 2, and 5, in that order, with a strong preference for 6 over the other two. This would, in my opinion, be the most feasible way to (a) preserve and restore the existing building and (b) assure the much needed expansion and development of functional storage and service space.

My strong commitments to both (a) and (b) make me somewhat less comfortable, however, in assigning percentage priority figures to the issues raised in Enclosure #5. I have noted on the sheet itself my questions about some of the issues raised, feeling that too many of them are contingent on too many other variables to be answered concretely with a priority percentage figure.

I am upset that the figures already compiled assign a value of 80% (out of a possible 100%) to "functional" issues and only 20% to esthetic architectural, and historic preservation issues.

To register my concern and protest over this particular weighting of priorities, I have decided to reverse the percentages, assigning 20% to "functional" issues and 80% to esthetic, architectural, and historic preservation issues. I do this for several reasons: (1) to point up the difficulty, and possibly the absurdity, of attempting to assign percentage figures to such matters with precision or with real meaning, and (2) because I believe that while "functional" issues are always of paramount importance, they can, under alternative 6, for example, be handled efficiently in and of themselves in the proposed addition without detriment to the fabric of the Goodhue building. The process, however, is not reversible; if the

5 November 1977

present building is disfigured or ~~or~~ radically altered in the pursuit of "total functional flexibility," then the building's historic and esthetic essence will be destroyed beyond recovery or "transference elsewhere."

I hope this assessment and my enclosed marginal comments will be of help to you. Please keep me posted on further developments.

Sincerely yours,



Thomas S. Hines
Associate Professor
Department of History
and
School of Architecture
and Urban Planning

TSH:eg

Enclosures

CENTRAL LIBRARY PROJECT
OBJECTIVES FOR ALTERNATE PROPOSAL
ANALYSIS

Copy of Input from Dr. Thomas S. Hines¹

RELATIVE IMPORTANCE
VALUES BY CITY HINES
COMMENTS ON CITY
VALUES

OBJECTIVE:

(Hines: "Function" issues (as stated) = 20%)

01-1	The interior spaces of the library should provide for maximum flexibility of use. (Hines: This depends on too many other variable to be answered as posed here.)	14.0	(?)
01-2	The library collections shall be accessible to the public. (Hines: If you mean totally open stacks, not necessarily. Some material in storage may have to be paged.)	12.0	(1.0)
01-3	The library shall continue to function during the construction and remodelling. (Hines: This seems essential; hence the folly of assigning any percentage to it.)	12.0	(5.0)
01-4	The library personnel and its users shall be provided safe and secure corridors and spaces for automobiles. (Hines: Safe and secure corridors and spaces for everyone is unarguable. Parking for staff seems essential. Less sure about possibilities and priorities of on-site parking for any but handicapped users.)	8.0	(4.0)
01-5	Parking shall be provided for users. (Hines: Tied in too closely with 1-4 to answer separately.)	8.0	(?)
01-6	Materials for the library should be transported horizontally rather than vertically. (Hines: This seems a questionable priority in the overall scheme of things.)	7.0	(0.0)
01-7	Pedestrian access shall be provided for the users. (Hines: To what? the street? between floors? as opposed to or in addition to elevators and escalators? Don't fire codes, etc. make this question academic?)	7.0	(?)

¹Comments from Dr. Hines, written on a copy of the City's objective list, are designated by parenthesis.

OBJECTIVE:		RELATIVE IMPORTANCE VALUES BY CITY	HINES COMMENTS ON CITY VALUES
01-8	Public transportation shall be available for the users. (Hines: This seems a gratuitous issue. This is a city/county and not specifically a library problem. Of course, I favor "public transportation". The present location assures as much as the system can offer.	7.0	(?)
01-9	The library services retained at the present location.	4.0	(5.0)
01-10	Exterior light sources shall be maintained. (Hines: Aesthetic, architectural, historic preservation issues = 80%)		
02-1	The existing structure should continue to function as a library	6.6	(10.0)
02-2	The view of the building shall be preserved from the adjoining streets		
	02-2-1 View of the west facade	0.4	(2.5)
	02-2-2 View of the north facade	1.5	(2.5)
	02-2-3 View of the east facade	0.7	(2.5)
	02-2-4 View of the south facade	0.2	(2.5)
02-3	The resulting structure shall have its masses balanced. (Hines: This is not clear and contingent on too many other variables for comment.)	2.1	(?)
02-4	The children's court and the east wing shall be preserved.	1.9	(10.0)
02-5	The site shall retain its present characteristics permitting multiple use. (Hines: This is not clear and contingent on too many other variables for comment.)	1.7	(?)
02-6	The scale of the addition shall not dominate the existing historical structure.	1.5	(10.0)

OBJECTIVE:

		RELATIVE IMPORTANCE VALUES BY CITY	HINES COMMENTS ON CITY VALUES
02-7	The west entrance shall be restored as the main entrance to the library	1.2	(5.0)
02-8	The west gardens shall be restored to conform to the original design.	0.7	(5.0)
02-9	The east lawn and formal gardens shall be preserved.	0.7	(5.0)
02-10	The ornamentation on the exterior of the building shall be retained		
	02-10-1 West side	0.1	(2.5)
	02-10-2 South side	0.1	(2.5)
	02-10-3 East side	0.1	(2.5)
	02-10-4 North side	0.1	(2.5)
02-11	The west pool shall be restored	0.3	(5.0)
02-12	The existing floor plan shall be retained (Hines: This is also contingent on many variables, and would not be opposed to minor changes as long as they did not change the historic character of the building.)	0.1	(10.0)

ALTERNATIVE ANALYSIS BY DR. THOMAS S. HINES

Historic Preservation Criteria for Development of Alternatives

1. Maintenance of the view of all facades.
2. Restoration of the West Facade as the main entrance.
3. Preservation of the Children's Wing.
4. Maintenance of the view from the street.

Each of the alternates would provide the same area as the Luckman concept; however, most of the alternates would require more floors than the Luckman concept or would require off-site parking. The following is a general description of the alternates.

Alternate 1a

This alternate calls for the restoration of the existing structure with the balance of library services provided off site by an additional facility.

(Hines: See Alternate 6 below which seems to be a more specific concrete, proposal within the same spirit and framework.)

Alternate 2

This alternate would place all new construction below ground level and restore the main entrance on the west side.

(Hines: Second best after Alternate No. 6).

Alternate 3

This alternate would construct a wing on the east side of the existing structure while preserving the children's wing. The height of this wing would be two floors above grade. This alternate would restore the main entrance on the west side including the landscaping on the west.

(Hines: Not acceptable)

Alternate 4a

This alternate consists of two wings, one on the east and one on the west which would be one floor above grade. This alternate would preserve the Formal Garden, a portion of the east lawn and would restore the main entrance on the west side.

(Hines: Not acceptable)

Alternate 4b

This alternate would construct a large wing on the east and a smaller wing on the west and would restore the main entrance to the west. The wings would be one floor above grade.

(Hines: Not acceptable)

Alternate 4c

This alternate would construct balanced wings on the south side of the library property which would be two floors above grade and extend to the east and west property lines. This alternate would preserve most of the east lawn and Formal Garden and restore the main entrance to the west side.

(Hines: Not acceptable)

Alternate 4d

This alternate would construct three wings, one large one to the east and two smaller ones to the west. These wings would be one floor above grade on the east and two floors above grade on the west and would provide for the restoration of the main entrance on the west side of the existing structure as well as some landscaped areas on the east and west.

(Hines: Not acceptable)

Alternate 5

This alternate consists of a multifloor tower structure constructed on the southeast corner of the library property. This alternative would preserve the Children's Wing, Formal Garden and part of the east lawn and would provide for the restoration of the main entrance on the west side.

(Hines: Third best after Alternate 6 and Alternate 2)

Alternate 6A

This alternate would renovate the existing structure and construct the balance of library services on the northeast corner of 5th Street and Flower Street with a Pedestrian Bridge connecting the two sites. This alternate would preserve the exterior of the building intact and allow for the restoration of the west gardens and the main entrance on the west. Parking for users and staff would be provided in the new structure.

(Hines: Most acceptable alternate because it insures maximum realization of functional needs with minimum damage to fabric of existing building.)

RESUMES FOR LIBRARY CONSULTANTS

DONALD C. DAVIDSON, Ph.D., has served as educational adviser to the Huntington Library, San Marino, and librarian and professor of history at the University of Redlands. Since 1947, he has been university librarian and lecturer in history at the University of California, Santa Barbara. He also has served as acting dean of applied arts, and letters and science at UCSB. In 1967, he was a Fulbright senior visiting research fellow at the University of Sheffield. He is a member of the Santa Barbara Historical Society, the American Association of University Professors, the American and California Library Associations, and is the president of the Los Padres district of C.L.A. He has contributed articles to library and history journals and has served as library consultant to many institutions, including the California Academy of Sciences, San Francisco, the University of Alaska, Boise State College, and the Anchorage Higher Education Library.

DAVID GEBHARD, Ph.D., has been professor of art and art gallery director at the University of California, Santa Barbara, since 1961. He was a Fulbright professor at the Technical University of Istanbul, Turkey. He is president of the Citizen's Planning Association, chairman of the Board of Architectural Review, and a member of the Historic Landmark Commission of Santa Barbara. He is a director of the Regional Planning Association of Southern California and a trustee of the New Mexico Archaeological Society. He has received research grants from the National Science Foundation, the National Park Service, and the Ford Foundation. His professional memberships include the A.I.A., the Society of American Archaeology, the American Anthropology Association, and the Society of Architectural Historians. He is the author of many books on architectural history, including Los Angeles in the '30's, A Guide to Architecture in Southern California, and Architecture in California, 1868-1968.

THOMAS S. HINES, Ph.D., has taught architecture and history at the University of California, Los Angeles, since 1968. He serves on the Board of Directors of the Society of Architectural Historians, and the Friends of the Schindler House, Los Angeles. He is also a member of the editorial board of L.A. Architect. His academic awards include the U. C. Humanities Institute Award, and the Pacific Coast Award and John H. Dunning Prize of the American Historical Association. He has contributed many articles and book reviews in American architecture and history and has served as editorial consultant to American Quarterly; Journal, Society of Architectural Historians; and Oxford University Press. He has been a consultant to the cities of Lakewood and Baldwin Park.

RESUMES FOR LIBRARY CONSULTANTS

DONALD P. GRANT, Ph.D., is a professor in the School of Architecture and Environmental Design at California State Polytechnic College, San Luis Obispo. He has worked for construction and architectural firms in Utah; Moore Simpson and Partners, London; Ulrich Franzen; Raymond and Rado; and Victor Lundy. He was guest professor at the Studiengruppe fur System Forschung in Heidelberg. He is a registered architect in New York and California and serves as commissioner of the San Luis Obispo Housing Authority.

MARTIN I. TAFT, Ph.D., has taught education and engineering at the University of Wisconsin, Milwaukee and California State College, Los Angeles. He is the founder and president of Socio-Economic Systems, a corporation providing services in direction of education systems, planning, evaluation methodologies, and environmental technologies. He has published and presented numerous papers in the fields of engineering, education, systems analysis, and management. He has received grants from the National Science Foundation and the Ford Foundation and his professional memberships include the Operations Research Society of America, the American Society for Engineering Education, the Society for General Systems Research, and the American Association for the Advancement of Science.

HOYT R. GALVIN, library consultant, was reference and acquisition librarian for the TVA Technical Library (Knoxville, Tennessee), director of the Tri-County Regional Library Service (Huntsville, Alabama) and the Public Library of Charlotte (North Carolina) and Mecklenburg County, and head librarian of the University of North Carolina at Charlotte. He was also chairman of the Alabama Library Board and a member of the Presidential Advisory Committee on Library Research and Training Projects. His professional memberships include the Alabama, Southeastern, North Carolina, and American Library Associations, and he was named Outstanding Public Librarian by the Southeastern Library Association. He has contributed articles to a number of professional library journals.

RESUMES FOR LIBRARY CONSULTANTS

The architects in the architectural firm of Wahlquist, Lawrence, Richards, Inc. have a diversified background. Architects in the firm are licensed in 30 states and have representation with A.I.A. One of the principals, Robert Berry, was the only Southern California invitee to the 1974 International Conference on Tall Buildings in Bethlehem, Pennsylvania and continues to function as a conferee. He also wrote a manual of construction practices which is used extensively. The firm has been involved in planning, designing, and constructing building projects throughout the United States. They include schools, libraries, medical/dental/optical facilities, hospitals, civic centers, high-rise apartments and commercial buildings, equestrian and recreational centers and churches.

A. Quincy Jones is currently president of an architectural firm and dean of the School of Architecture at U.S.C. He has served as president of the Southern California Chapter of A.I.A. and consultant-panelist for the National Endowment of the Arts, Division of Architecture and Environmental Arts. He has been on the board of directors of A.B.L.E. (Action for Better Los Angeles Environment), the Los Angeles Library Association, and the Los Angeles County Museum of Art. He has conducted seminars and lectured at universities throughout the United States and abroad and has served as a member of the National Architectural Accrediting Board. His firm has received the A.I.A.'s highest award given to a firm for overall achievement in architecture. He has contributed articles and sketches to numerous architectural journals and books.

G. Summary of Impacts

The impacts of the proposed project and all alternates are summarized in Table VI G1. Detailed information on each topic is contained in scattered subsections within the Draft EIR, and sometimes in various reference documents. A concise discussion of each topic is presented in Section VI G of the Summary.

Economic information for the proposed project and all alternates was prepared by the report staff.¹ Additional information may be provided by appropriate City agencies when the City Council considers this project. Pursuant to the City CEQA Guidelines, the alternatives evaluation includes alternatives "capable of substantially reducing or eliminating any significant effects, even if these alternatives substantially impede the attainment of the project objectives and are more costly".² Economic considerations are not included in the impact summary.

The evaluations shown reflect the independent judgement of the principal author of this report, based upon the available documentation and input from the report staff. For some impacts, there are different ways, sometimes conflicting, to approach an evaluation; in these instances, the approach subjectively considered more credible was used. It is recognized that assessment of thresholds of significance and relative importance among impacts is subjective. This evaluation attempts to portray all of the alternates with their major impacts in an unbiased and understandable format.

The evaluation differs from that performed in the Matrix Analysis (Section VI F) in several ways. All areas of construction and long-term impacts are considered. The assessment of off-site alternates includes an evaluation of cultural resource impacts to the existing building. Though the specific disposition is unknown, two representative cases are evaluated for each off-site alternate. The first assumes that the existing Library is retained for a compatible use, and that such an adaptation involves some interior remodelling but no expansion. The second case assumes that the property is sold, the existing building is demolished (after works of art are salvaged), and that a new high-rise structure occupying most of the site is constructed.

The comparison indicates that a number of alternates have environmental impacts which may be subjectively considered to be of a lesser overall magnitude than the proposed project. These include: (1) off-site alternates which retain the existing building for a compatible use and do not involve extensive relocation; and (2) on-site alternates which place the Library expansion and/or parking either entirely underground on the present site or on a nearby site.

¹Engr. (1978a).

²Los Angeles City CEQA Guidelines, Article VI, Section 2a(6)(a).

Several alternates appear to have greater overall impacts than the proposed project. These include on-site alternates involving no expansion or expansion in a high-rise tower, an off-site alternate on a site involving relocation and land use problems, and all off-site alternates for the case where the existing site is not retained for a compatible use.

SUMMARY OF IMPACTS

TABLE VI G1

		On-Site Alternates												Parking Alts.				Off-Site Alternates								
		Prop. Project	1a	1b	1c	2	3	4a	4b	4c	4d	5	6a	6b	On-site	Biola	J-1	P-2	Site LM-1	Site LM-2	Site QR-1	Site QR-2	Site 2-1	Site 2-2	Site JM-1	Site JM-2
Relative Degree of Impact:																										
												</														

APPENDIX

1. Identity of Preparer of EIR

This report was prepared for the Board of Public Works of the City of Los Angeles by the Bureau of Engineering, headed by Donald C. Tillman, City Engineer.

Preparation of most of the Draft EIR was coordinated by the principal author, David R. Boone; some of the subsections were prepared by various members of the project staff listed below. Report preparation was directed by Lloyd D. Paulsen, Division Engineer of the Bureau of Engineering's Coordinating Division.

The following members of the Bureau of Engineering staff contributed to this report:

Engineering Management

Mr. Philip V. King,
Chief Deputy City Engineer
Mr. Lloyd D. Paulsen

Research and Investigation

Mr. Harrison Balaz
Mr. David Boone
Mr. Zvi Brenner
Ms. Joy Chuck
Mr. Bill High
Mr. Harrison Kimball
Mr. Bob LaFrance
Mr. Wayne Mohr
Mr. Don Nelson
Mr. Lloyd D. Paulsen
Mr. Jawahar Shah
Dr. Christopher Stevens

Graphics

Mr. Harrison Balaz
Mr. Armando Farias
Mr. Winston Kaya
Mr. Christopher Larson
Mr. Art Polansky

Photographs

Mr. Harrison Kimball
Mr. Lloyd D. Paulsen

Typing

Ms. Barbara Patchett
Ms. Donna Swaze
Mrs. Jean Whitcomb

Review

Mr. David Boone
Ms. Joy Chuck
Mr. Bruce Rollo
Mrs. Jean Whitcomb
Mr. Bob Williams

Printing and Distribution

Mr. Art Polansky

The report staff consists primarily of civil engineers with varying degrees of experience in environmental analysis. An interdisciplinary analysis was achieved in several ways. The Mayor's Central Library EIR Task Force Committee, chaired by Warren A. Hollier, President of the Los Angeles City Board of Public Works, was established to facilitate communication among City agencies. Personnel from these agencies having expertise in various disciplines were consulted (see Section 4 of the Appendix). Also, several independent consultants were retained, as described more fully in Section VI F. Various reports were consulted in the preparation of the EIR, as listed in Section 3 of the Appendix. Input was received from a number of persons not connected with the City of Los Angeles who are interested in the project.

It should be recognized that there are different approaches to many of the issues investigated, particularly library planning and cultural resource preservation. The Draft EIR contains material from a variety of sources consulted during the interdisciplinary analysis; evaluation of the objectivity and credibility of each is left to the reader.

2. Data Sources

Various maps and other data were used in the preparation of the report, from the Departments of City Planning, Traffic and Public Works. The major reports are listed in Section 3 of the Appendix.

3. Technical Studies and Reports

The following documents were consulted during preparation of the draft EIR. Those documents of direct relevance to the proposed project and the alternates, designated by the symbol "*", are hereby incorporated by reference, and are published in a separate Reference Volume.

The Reference Volume is available for public inspection during business hours at the following offices of the Bureau of Engineering:

Coordinating Division
Environmental Section
Room 810, City Hall
200 North Spring Street
Los Angeles, CA 90012
(213) 485-6556

East Valley Engineering District
Public Counter
Van Nuys Municipal Building, Room 202
14410 Sylvan Street
Van Nuys, CA 91401
(213) 989-8421

West Valley Engineering District
Secretarial Counter - Information Desk
West Valley Municipal Building
19040 Vanowen Street
Reseda, CA 91335
(213) 989-8751

West Los Angeles Engineering District
Public Counter
West Los Angeles Municipal Building, Room 209
1645 Corinth Avenue
Los Angeles, CA 90025
(213) 478-0731, Extension 384

Harbor Engineering District
Public Counter
San Pedro Municipal Building, Room 400
638 South Beacon Street
San Pedro, CA 90731
(213) 831-9211, Extension 381

Materials are being made available at District Offices for the convenience of persons in areas outside of the Central City area. However, inquiries regarding the proposed project and the environmental documents should be directed to the Coordinating Division Office.

Footnote
Reference

Document

CITY OF LOS ANGELES
LIBRARY DEPARTMENT

- | | | | |
|-----------------|---|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Library (1966) | * | o | The Central Library of Los Angeles
- A Report on the Present
Building (The Rufus B. von
KleinSmid Central Library) with
Recommendations for a Facility To
Meet Service Requirements -
December, 1966. |
| Library (1974) | * | o | Functional Concept for a Proposed
New Central Library - City of
Los Angeles, October 15, 1974. |
| Library (1977a) | | o | Library Department Board Report -
June 6, 1977. Included in J/M(1977b). |
| Library (1977b) | * | o | Comments on Initial Study,
September 16, 1977. |
| Library (1977c) | * | o | Alternative Comments October 17, 1977. |
| Library (1977d) | * | o | Patronage Comments November 18, 1977. |
| Library (1977e) | * | o | Comments on Library Space Require-
ments, December 14, 1977. |
| Library (1977f) | * | o | Staff parking at Central Library,
December 6, 1977. |
| Library (1977g) | * | o | Security Cost Data, December 19,
1977. |
| Library (1977h) | * | o | Additional Review of Proposed
Alternatives, December 19, 1977. |
| Library (1978a) | * | o | National Library Design and Patronage
Data, January 5, 1978 and Nov. 15, 1977. |
| Library (1978b) | * | o | Staff Increase Data, January 6,
1978. |
| Library (1978c) | | o | Library Moving Costs, January 9,
1978. |
| Library (1978d) | * | o | Revised Library Moving Costs,
January 12, 1978. |

* Included in Reference Volume, Section 1.

Footnote
Reference

Document

CITY OF LOS ANGELES
LIBRARY DEPARTMENT (Continued)

Library (1978e)

- o Central Library Statistics,
March 27, 1978.

CITY OF LOS ANGELES
COMMUNITY REDEVELOPMENT AGENCY

CRA (1970)

- o Amended Redevelopment Plan for the
Bunker Hill Urban Renewal Project
(Adopted by the Los Angeles
City Council, June 25, 1970,
Ordinance 140,662)

CRA (1975a)

- o Final EIR for the Proposed Central
Business District Redevelopment
Project - May 21, 1975

CRA (1975b)

- o Redevelopment Plan for Central Business
District Redevelopment Project,
(Adopted by the Los Angeles
City Council, July 18, 1975 Ordinance
147,480)

CRA (1975c)

- o Final EIR for the Bunker Hill Urban
Renewal Project - Approved by the
City Council, September 24, 1975

CRA (1976)

- * o Report on Pershing Square Site
(prepared for CRA by Charles Kober
Associates) - August 17, 1976

CRA (1977a)

- * o Finding of Benefit Resolution for
Expansion and Renovation of Los
Angeles Central Library - Bunker Hill
Urban Renewal Project, July 6, 1977.

CRA (1977b)

- * o Report on Parcel J-1, File No. A08 (CL) -
October 25, 1977.

* Included in Reference Volume, Section 2.

Footnote
Reference

Document

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

- | | | | |
|------------------|---|---|--------------------------------------------------------------------------------------------------|
| Planning (1968) | * | o | Public Libraries Plan (Adopted by the City Council, November 4, 1968). |
| Planning (1974) | * | o | Los Angeles Central City Community Plan (Adopted by the City Council, May 2, 1974). |
| Planning (1975) | | o | Environmental Impact Report Manual for Private Projects, August 1975 (Revised January, 1978). |
| Planning (1976a) | | o | Highways and Freeways Plan (Adopted by the City Council November 20, 1969; amended March, 1976). |
| Planning (1976b) | * | o | Population Estimate and Housing Inventory for the City of Los Angeles as of October 1, 1976. |

CITY OF LOS ANGELES
CITY ADMINISTRATIVE OFFICER

- | | | | |
|-------------|---|---|----------------------------------------------------------------------------------------|
| CAO (1977a) | * | o | Report to Recreation and Parks Committee April 28, 1977
CAO File No. 0150-01258(Q). |
| CAO (1977b) | * | o | Report to Recreation and Parks Committee June 6, 1977
CAO File No. 0150-01258(S). |

CITY OF LOS ANGELES
CITY COUNCIL

- | | | | |
|----------------|---|---|---------------------------------------------------------------------|
| Council (1977) | * | o | Report of the Recreation and Parks Committee adopted June 14, 1977. |
|----------------|---|---|---------------------------------------------------------------------|

* Included in Reference Volume, Section 2.

Footnote
Reference

Document

CITY OF LOS ANGELES
OFFICE OF THE MAYOR
CENTRAL LIBRARY BLUE RIBBON COMMITTEE

BRC (1976a) o Preliminary Report, January 19, 1976

BRC (1976b) * o Los Angeles Central Library
Feasibility Study, Central Library
Blue Ribbon Committee Report II.
February, 1976.

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF RIGHT OF WAY AND LAND

R/W (1977a) * o Class "C" Right of Way Estimates
(R/W 50,000 - 2027) Central Library
Site, Church of the Open Door,
Biola Hotel, November 1, 1977.

R/W (1977b) * o Class "C" Right of Way Estimates
(R/W 50,000 - 3077) Alternate
Sites, December 27, 1977.

R/W (1978a) * o Class "C" Right of Way Estimate
(R/W 50,000 - 3077) Bunker Hill
Parcel P-2, January 11, 1978.

CITY OF LOS ANGELES
POLICE DEPARTMENT

Police (1977) * o Central Library Comments (Alternate
Sites), December 15, 1977.

* Included in Reference Volume, Section 3.

Document

Engr. (1975)		o Final EIR - The Centrum - A Karam Ventures Project - April, 1975.
Engr. (1977a)		o Geologic Input for Central Library Renovation and Expansion (Geology and Soils Report No. 163-490), September 20, 1977.
Engr. (1977b)		o Project Proposal for the Broadway Busway and Pedestrian Mall Demonstration Program.
Engr. (1978a)	*1	o Economic data for proposed project and alternatives.

Traffic (1978) *² o Central Library EIR - Intersection
Capacity Utilization (ICU)
Analysis, January 18, 1978.

C/H (1968) o Cushman and Hayes, Analysis of
 Usage of the Central Library of
 the Los Angeles Public Library,
 October, 1968.

*²Included in Reference Volume, Section 3.

Footnote
Reference

Document

RALPH JACKSON / JOHN D. MORRISSEY

- J/M (1977a) *1 o Proposed New Central Library and
Retail Complex, May 13, 1977.

- J/M (1977b) *¹ o A Comparison of the Renovation of
the Existing Library and the
Library/Retail Proposal by
Ralph Jackson and John D.
Morrissey, June, 1977.

THE LUCKMAN PARTNERSHIP, INC.
(Formerly Charles Luckman Associates)

- CLA (1976a) *² o Los Angeles Central Library
 Feasibility Study Report,
 January 13, 1976.

- CLA (1976b) *³ o Supplement to the Los Angeles
Central Library Feasibility Study
Report, June 14, 1976.

- CLA (1976c) *³ o Summary of Status of New Central Library Project and CLA's Comments on CRA Report Adopted August 18, 1976.

- CLA (1977a) *³ o Feasibility Study on Saving the
Existing Central Library,
March 1, 1977.

- CLA (1977b)
 - o CLA Responses to the Jackson/Morrissey Central Library Proposal (Attachment for CAO Report 0150-01258(S)).

SOUTHERN CALIFORNIA CHAPTER, AMERICAN
INSTITUTE OF ARCHITECTS (SCC/AIA)

- AIA (1977) *4 o Guidelines for Preservation, Restoration and Alterations to the Central Library of Los Angeles - A Report by the SCC/AIA Library Study Team (An advance draft of a portion of this document was consulted; the final document is scheduled for publication in 1978).

*¹Included in Reference Volume, Section 3.

*²Included in Reference Volume, Section 4.

*³Included in Reference Volume, Section 5.

*⁴Included in Reference Volume, Section 6.

4. Organizations and Persons Consulted

Following are the major agencies, organizations and individuals consulted during preparation of the Draft EIR.

CITY OF LOS ANGELES

Building and Safety Department
Jack Fratt, Tom Allen

City Administrative Officer
C. Erwin Piper (City Administrative Officer),
Arden Siemers, David Peterson

City Attorney
Chris Funk, Gary Netzer, John Stitchman

City Planning Department
Glen Blossom, Arch D. Crouch, Michael Tharp,
Richard Warden

Community Redevelopment Agency
Yukio Kawaratani

Fire Department
Donald F. Anthony

Library Department
Commissioners: Betty J. Reddin (President), Rosemary
Holloman (Vice President), Judy Carole Kuhn, Ann R. Lane,
Pietro Vitale
Department Staff: Wyman Jones (City Librarian),
David Bass, John Bruckman, Loyce Pleasants

Municipal Arts Department
Municipal Arts Commission: Susan Heinz (President),
Jon Lappen (Vice President), Ralph Heidsiek, Anne S. Reher,
Mitsu Sonoda
Cultural Heritage Board: Carl Dentzel (President),
Robert Winter (Vice President), Felix Castro, Patricia
Simpson, Velma Taylor
Department Staff: Kenneth Ross (General Manager),
Virginia Kazor, Forrest Scott, Ileana Welch

Police Department
W. T. Burke, John Coutrell

Public Works Department
Board of Public Works
Warren Hollier (President)
Bureau of Engineering
Central District
C. E. Robinson (Division Engineer), Larry Burks,
Basil Ung

Street Opening and Widening Division
Art Dennis (Division Engineer), Tom Jones
Structural Engineering Division
Clark Robins
Utility and Estimating Division
Kenneth Rashoff
Wastewater Systems Engineering Division
Clayton Todd (Division Engineer)
Bureau of Public Buildings
Marvin Levin (Director), Larry Dubal, Richard Fare,
David Marsh, Paul McCarty, Larry McIntosh
Bureau of Right of Way and Land
Robert A. McRae (Director), George Berilla, Peter V. Romero
Bureau of Transportation
Eugene Hedden

Recreation and Parks Department
Thomas Craig

Traffic Department
Jerome Cummings, Thornton Prime, Ray Wellbaum

OTHER PERSONS CONSULTED

Charles Luckman (Partner),
Samuel Burnett (Associate Partner)
The Luckman Partnership, Inc.
Los Angeles, California

Ralph Jackson
John Morrissey
Developers
Los Angeles, California

John D. Weaver
Writer; served on Mayor's Central Library Blue Ribbon Committee
Los Angeles, California

SOUTHERN CALIFORNIA CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS
Library Study Team
Margaret Bach (Study Team Coordinator), Joseph Amestoy
(Director SCC/AIA)

STATE OF CALIFORNIA
Department of Parks and Recreation
Office of Historic Preservation
Aaron Gallup, Hans Krutzberg

CONSULTANTS

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University of Southern California
Los Angeles, California

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Professor, School of Architecture
California State Polytechnic University
San Luis Obispo, California

Hoyt Galvin
Library Consultant
Charlotte, North Carolina

Donald Davidson, Ph.D.
Library Consultant
Goleta, California

Thomas S. Hines, Ph.D.
Associate Professor, Department of History and
School of Architecture and Urban Planning
University of California, Los Angeles
Los Angeles, California

David Gebhard, Ph.D.
Professor, Art Department, & Director, UCSB Art Galleries
University of California, Santa Barbara
Santa Barbara, California

Wahlquist, Lawrence, Richards
Architects
Century City, California

Martin J. Taft, Ph.D.
Socio Economic Systems, Inc.
Los Angeles, California

5. Initial Study

The original Initial Study prepared for this project is presented following the notes below.

Subsequent to the preparation of this document, additional studies were performed for EIR preparation, including consultation with affected City agencies. Certain portions of the Initial Study were found to be inaccurate or unclear. These items, noted in the right hand margin of the Initial Study, are explained below to avoid confusion and correlate with information reflected in the Draft EIR.

Note 1 - The relocation to Anderson Street has already occurred.

Note 2 - The reports were prepared by the Luckman Partnership, Inc. (formerly Charles Luckman Associates). The March 1, 1977 study, as approved by the City Council June 14, 1977, is sometimes referred to as the Luckman concept, but is referred to as the proposed project in the EIR.

Note 3 - Prior to building removal, relocation of services now housed in the east wing to either the third floor of the main building and/or an off-site location is required. These services consist of:

Children's Room and Model Library
Geneology Room and Stacks
Art and Music Department

Relocation of staff parking facilities to an off-site location is also required.

Note 4 - Attachment 7 was prepared to supplement Attachment 4. Both should be regarded as illustrations of the project concept as developed by the Luckman Partnership, Inc.

The analysis of certain impacts (i.e. - architectural and aesthetic) in the EIR depends on a specific building configuration. Thus to facilitate the evaluation of these impacts in the EIR, the building configuration illustrated in Attachment 4 is defined as the proposed project, to distinguish it from other on-site building configurations which are regarded as alternatives.

Note 5 - Technical services relocations have already occurred.

Note 6 - Attachment 6 was prepared to clarify the type of interior renovation activities anticipated. Most interior walls would be removed.

Note 7 - Bureau of Engineering recommendations were subsequently modified to delete widening on 5th Street and add pedways at four locations to connect the Library with nearby properties.

Note 8 - The cost allocated for preliminary expenses is \$305,000.

Note 9 - In addition to the alternatives listed, alternative on-site restoration and expansion concepts including off-site parking options were identified. These are summarized below:

Restoration or renovation only - no expansion.

Restoration or renovation only with all expansion off-site.

All expansion underground.

Above ground expansion on east and west sides - various building configurations.

East wing addition - two story.

East tower - high rise.

The viability of each alternate is evaluated in the Draft EIR. Some were found to have advantages over the proposed project with respect to factors such as cost, library service and cultural resource preservation.

Note 10 - Attachment 5 was redrawn after field checking the building and site, to more clearly show current conditions. (See ATTACHMENTS Section).

Note 11 - The border on 5th Street varies in width from 9 to 16 feet, but is typically improved with a nine-foot wide public sidewalk. Private sidewalks exist on 5th Street and Flower Street.

- Note 12 - Alternatives involve differing amounts of excavation.
- Note 13 - The proposed project involves removal of virtually all existing on-site vegetation. Alternatives would involve removal of vegetation interfering with proposed construction.
- Note 14 - New light will be produced from the above grade additions and street lights.
- Note 15 - The project also involves provision for pedway facilities.
- Note 16 - In addition to the public services listed, police and security services are involved during project construction and operation. No significant impacts are anticipated.
- Note 17 - Other utility services are involved in a routine manner.
- Note 18 - The aesthetic impact should be clarified as follows:

The proposed project involves above grade additions which will obstruct the view of the original building facades and open space from most areas along abutting sidewalks and roadways. The significance of this effect is subjective. These aesthetic impacts are considered to be extremely significant by many persons including the Municipal Arts Commission. On the other hand, the Library Department indicates that "Far from resulting in an aesthetically offensive site or obstructing any scenic vista, ...a far more pleasing effect, whether close to the building or at a distance will be achieved by (the proposed) project"¹. An initial evaluation by the Municipal Arts Commission and Cultural Heritage Board of aesthetic impacts is presented in Attachment 16 and is fully evaluated in the Draft EIR, Section III B8. Some aesthetic impacts cannot be fully evaluated until project plans are prepared and approved.

- Note 19 - Pedway construction will affect the Biltmore.

¹Library (1977b), p. 5.

Note 20 - Mitigation measures associated with the building project should be clarified as follows:

The project concept is intended to mitigate adverse conditions associated with the existing facility.

The proposed project includes architectural amenities intended to provide open space and enhance the original building. Proposed additions are planned to be similar in appearance to the existing building, and the relatively low profile was selected to preserve the dominance of the existing three-story structure.

Alternative on-site building configurations have been suggested to mitigate adverse impacts which can be subjectively associated with the proposed project. Such impacts result from the destruction of portions of the original building, disruption to the building's architectural integrity and alteration of exterior views of the building and grounds.

Project specifications should include appropriate controls to help mitigate adverse construction impacts, particularly with respect to library operations.

Note 21 - Further study indicates that parking facilities are affected, and a "yes" designation is appropriate.

Note 22 - Further study indicates that the project will affect police services, and a "yes" answer is appropriate.

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
(Article IV - City CEQA Guidelines)

Council District: 9

Date: August 15, 1977

Lead City Agency: Board of Public Works

Project Title: CENTRAL LIBRARY RENOVATION AND EXPANSION
W.O. 95934

(1) PROJECT DESCRIPTION

- (a) Location - The project is located in the Central City area of the City of Los Angeles (see Area Map, Attachment 2). The major project site consists of the existing Central Library property at 630 West 5th Street (see Topographic Map, Attachment 3). The project also involves minor relocation of some library operations now housed at the Central Library to existing off-site buildings located at 361 South Anderson Street and 200 North Main Street in Los Angeles. (Note 1)*
- (b) Purpose - The basic project purpose is to provide an adequate Central Library in the Central City area of Los Angeles. Original objectives involved providing 410,000 square feet of net useable square feet (NSF) of library space and 1000 parking spaces on a Central City site (not necessarily the present site). Revised objectives involve providing 350,000 NSF of library space, including 295,000 NSF on the present Central Library site and 55,000 NSF off-site, and providing 600 on-site parking spaces. Specific project goals adopted by the City Council include restoration and expansion of the existing library building at a cost lower than construction of a new building.
- (c) Description - A "Central Library Feasibility Study" (June 15, 1976) and "Feasibility Study on Saving the Existing Central Library" (March 1, 1977) have been prepared by The Luckman Partnership, Inc. under contract with the City Administrative Officer. This project essentially involves implementation of the proposal contained in the March 1, 1977 study, and involves the following activities: (Note 2)
- (i) Preparation of project plans, specifications, and related studies by City personnel and an architect and library consultant to be selected by the Board of Public Works.

* Refer to previous pages for notes.

- (ii) Removal of interfering buildings, pavement and vegetation within and adjacent to the site. Building demolition is anticipated at two locations: (Note 3)

Existing garage facilities on the west side of the main building.

A wing on the east side of the existing library which presently contains the following facilities:

Children's Room
Model Library
Genealogy Room and Stacks
Art Room and Stacks
Music Room and Stacks
Courtyard

- (iii) Construction of additions to the east and west sides of the existing building. The additions provide additional library space in one story above ground and one level below ground, and two levels of subterranean parking space. The library space in the original and new buildings combined will be 295,000 NSF (see Plan, Attachment 4). (Note 4)
- (iv) Transfer of library operations to new areas, including relocation of administrative offices to 15,000 NSF at City Hall East and relocation of some technical services to 40,000 NSF at 361 South Anderson Street. (Functions which would be ultimately located in the present building would relocate temporarily to the new wings). (Note 5)
- (v) Interior restoration activities in the existing building (see Plan, Attachment 4). This includes removal of some interior floors and walls. (Note 6)
- (vi) Relocation of functions to designated areas within the existing building. (Note 7)
- (vii) To facilitate traffic flow at the site, the Bureau of Engineering, in consultation with the Department of Traffic, recommends that streets abutting the site be satisfactorily dedicated and improved. This involves dedication of public street easements 10 feet wide on Flower Street and Grand Avenue, and 7 feet wide along most of the 5th Street frontage. The section on 5th Street from 325 to 205 feet east of the centerline of Flower Street would require variable width dedication to provide a 37-foot

wide half street. Curb setbacks are recommended on all streets to provide 40-foot wide half roadways on Flower Street and Grand Avenue, and a 30-foot wide half roadway on 5th Street. Fifteen-foot by 15-foot cut corners are also recommended at the northeast and northwest corners of the site. Ten-foot wide sidewalks are recommended along all three streets. Financing for this portion of the project may be available from gas tax revenues.

- (d) Planning Expenses - The cost of EIR preparation is estimated to be \$50,000, and is included in \$305,000 allocated for preliminary expenses. (Note 8)
- (e) Alternatives - The following alternatives have been identified: (Note 9)
 - (i) No project.
 - (ii) Completely new Central Library on the present site.
 - (iii) New Central Library on alternative sites. The "Central Library Feasibility Study" recommended two alternative sites for consideration, one in Bunker Hill and one east of Pershing Square.
 - (iv) Combination Central Library and retail complex. A site at the southwest corner of 7th Street and Figueroa Street has been proposed by Ralph Jackson, John D. Morrissey and Welton Becket Associates.
 - (v) Various decentralization proposals, involving a Central Library outside of the Central Business District, or division of the Central Library collection into two or three smaller collections to be housed in various parts of the City.

These alternatives are generally considered to be less viable than the proposed project, considering factors such as cost, library service requirements, and the cultural significance of the present building.

(2) Existing Environment

The Central Library consists of a three-story building with basement located in the central portion of a five-acre site. The easterly portion of the property is landscaped open space; the westerly portion is paved for staff parking. The building was designed by Bertram Grosvenor Goodhue, and constructed in 1926. Refer to Attachment 5 for a plan of the existing building. (Note 10)

The site is zoned for high intensity commercial uses (C5-4). Surrounding properties are zoned C5-4 and C4-4. Land at the northeast corner of 5th Street and Flower Street is undeveloped at present; other surrounding parcels are fully developed with various structures (see Site Plan, Attachment 4, Sheet 3).

The Highways and Freeways Plan, an element of the General Plan of the City of Los Angeles, designates Grand Avenue as a major highway, and Flower, Hope, and 5th Streets as secondary highways.

Fifth Street is improved with a 60-foot wide roadway striped for one-way, westbound, traffic flow. Flower Street and Grand Avenue are two-way streets with 68 and 56-foot wide roadways, respectively, adjacent to the site. Northerly of 5th Street, Flower Street is improved with an 80-foot wide roadway. Hope Street, a two-way street, is discontinuous at the site. To the north, Hope Street is approximately 30 feet higher than 5th Street, and is accessible via an inclined roadway (Upper 5th Street) connecting Hope Street to Grand Avenue. Hope Street is improved with a 56-foot wide roadway between the southerly boundary of the site and 6th Street.

Public sidewalks adjacent to the site are 12-feet wide on Grand Avenue and Flower Street, and 9-feet wide on 5th Street. Trees are planted along all streets. No corner cuts are dedicated. (Note 11)

The site is presently served by sewers and public utilities.

(3) Environmental Effects

Refer to the Environmental Checklist Form (ECF), Attachment 1.

(4) Environmental Evaluation

An explanation of potential environmental impacts identified in the ECF is as follows:

- (a) Earth (ECF Items 1a, 1b, 1c) - The project involves excavation to accommodate up to four levels of subterranean construction for library facilities and parking. The significance of potential impacts cannot be evaluated until a complete geologic study and grading plans are prepared and approved. (Note 12)

Building construction will change the topography of the existing open space at the site.

- (b) Air - (ECF Item 2a) - This project is expected to increase VMT (vehicle miles traveled) in the area and thus increase emissions of various pollutants. Emissions attributable to this project should not significantly affect air quality in the region, but the cumulative impact of VMT increases in the region does adversely affect air quality.

- (c) Water - (ECF Item 3b) - Construction of impervious surfaces and buildings will change the absorption rate. Runoff will flow into gutters and storm drains. No significant impacts are anticipated.

(Note 13)

- (d) Plant life - (ECF Item 4a, 4b) - The project involves removal of vegetation interfering with proposed construction, and planting of new vegetation. Since the site grounds are designated as a City Historic-Cultural Monument (see Item (k) below) the impact of this change may be significant; thus, further investigation is required.

- (e) Noise - (ECF Item 6a) - Noise increases will occur temporarily during construction. No long term effects on noise levels in the project area are expected.

- (f) Light and Glare - (ECF Item 7) - New light will be provided from the one-story additions. No adverse impacts are anticipated.

(Note 14)

- (g) Transportation/Circulation - (ECF Items 13a, 13b, 13d) - The project will increase the parking capacity at the site, thus increasing vehicular movement in the project area. On a regional basis, this increase is not significant. Coordination with the Traffic Department is necessary regarding site access and traffic control systems in the area. During construction, parking and circulation patterns on and adjacent to the site will be temporarily altered.

(Note 15)

(4) Continued

- (h) Public Services - (ECF Items 14a, 14e, 14f) - Consultation with the Fire Department is necessary during the planning and design phases with regard to fire protection measures. No long-term effects on fire protection services are anticipated. (Note 16)

Due to enlargement of the existing building, maintenance of public facilities is involved. No significant impacts are anticipated.

The project significantly affects the Library Department.

- (i) Utilities - (ECF Item 16b) - The project concept involves communication systems connecting the Central Library with branch facilities. (Note 17)
- (j) Aesthetics (ECF Item 18) - The project affects both the view of the original building, and the landscaped open space in the eastern portion of the site. (Note 18)
- (k) Archaeological/Historical - (ECF Item 20) - The Central Library is listed in the National Register of Historic Places, and is also designated as Historic-Cultural Monument Number 46 by the City's Cultural Heritage Board (CHB). Consultation with appropriate authorities, pursuant to the National Historic Preservation Act of 1966 (P.L. 89-665) and City Ordinance No. 121,971, is necessary.

Two other properties in the project area have been designated by the CHB as Historic-Cultural Monuments, and are included in the California Inventory of Historic Resources:

California Club Building
538 South Flower Street
(CHB No. 43)

Biltmore Hotel
515 South Olive Street
(CHB No. 60)

The California Club Building is located adjacent to the westerly portion of the project site. Proposed construction will affect the view of the northerly face of the building. Consultation with the CHB is necessary to assess the project's impact upon this building.

(Note 19)

The Biltmore Hotel is located easterly of the project site. The back side of the hotel fronts on Grand Avenue across from the eastern portion of the library property. No significant impacts to the hotel are anticipated.

The archaeological significance of the site needs to be evaluated.

(5) Mitigation Measures

The project concept includes architectural amenities intended to provide open space and enhance the original building. Proposed additions are planned to be similar in appearance to the existing building, and the one-story height limitation was selected to preserve the dominance of the existing three-story structure. (Note 20)

The widening and improvement of streets abutting the site is intended to facilitate traffic flow in the area, thus mitigating impacts caused by library-generated traffic.

(6) Compatibility with Existing Zoning and Plans

The existing and proposed land use conforms with the existing zoning. The project conforms to the Central City Community Plan objective of providing a new and expanded Central Library at one of several alternative sites, including the present site.

(7) Name of Preparer

This Initial Study was prepared by David R. Boone, Senior Civil Engineering Assistant, Bureau of Engineering, Coordinating Division. It incorporates information provided by the Luckman Partnership, Inc., the Library Department, and the Department of Public Works, Bureau of Public Buildings.

(8) Determination - Recommended Environmental Documentation

(a) Summary - The project involves significant alterations to a historic building. There may be serious public controversy concerning the environmental effects of the proposed project and various alternatives.

(b) Recommended Documentation

On the basis of this initial evaluation:

— I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

— I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case. because the mitigation measures described in Section (5) have been added to the project. A NEGATIVE DECLARATION will be prepared.

X I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT IS required.

BOARD OF PUBLIC WORKS
OF THE CITY OF LOS ANGELES

Donald C. Tillman
DONALD C. TILLMAN, City Engineer

DRB:bp
8-15-77
(Notes added 2-24-78)

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent City of Los Angeles, Department of Public Works
2. Address and Phone Number of Proponent:
Bureau of Public Buildings
Room 800, City Hall East
Los Angeles, CA 90012
(213) 485-5821
3. Date of Checklist Submitted _____
4. Agency Requiring Checklist Department of Public Works, Bureau of Eng.
5. Name of Proposal, if applicable CENTRAL LIBRARY RENOVATION AND
EXPANSION W.O. 95934

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
1. <u>Earth.</u> Will the proposal result in:			
a. Unstable earth conditions or in changes in in geologic substructures?	_____	<u>X</u>	_____
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	<u>X</u>	_____
c. Change in topography or ground surface relief features?	<u>X</u>	_____	_____
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
2. <u>Air</u> . Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality	_____	<u>X</u>	_____
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. <u>Water</u> . Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	_____	<u>X</u>	_____
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>
4. <u>Plant Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	<u>X</u>	_____	_____

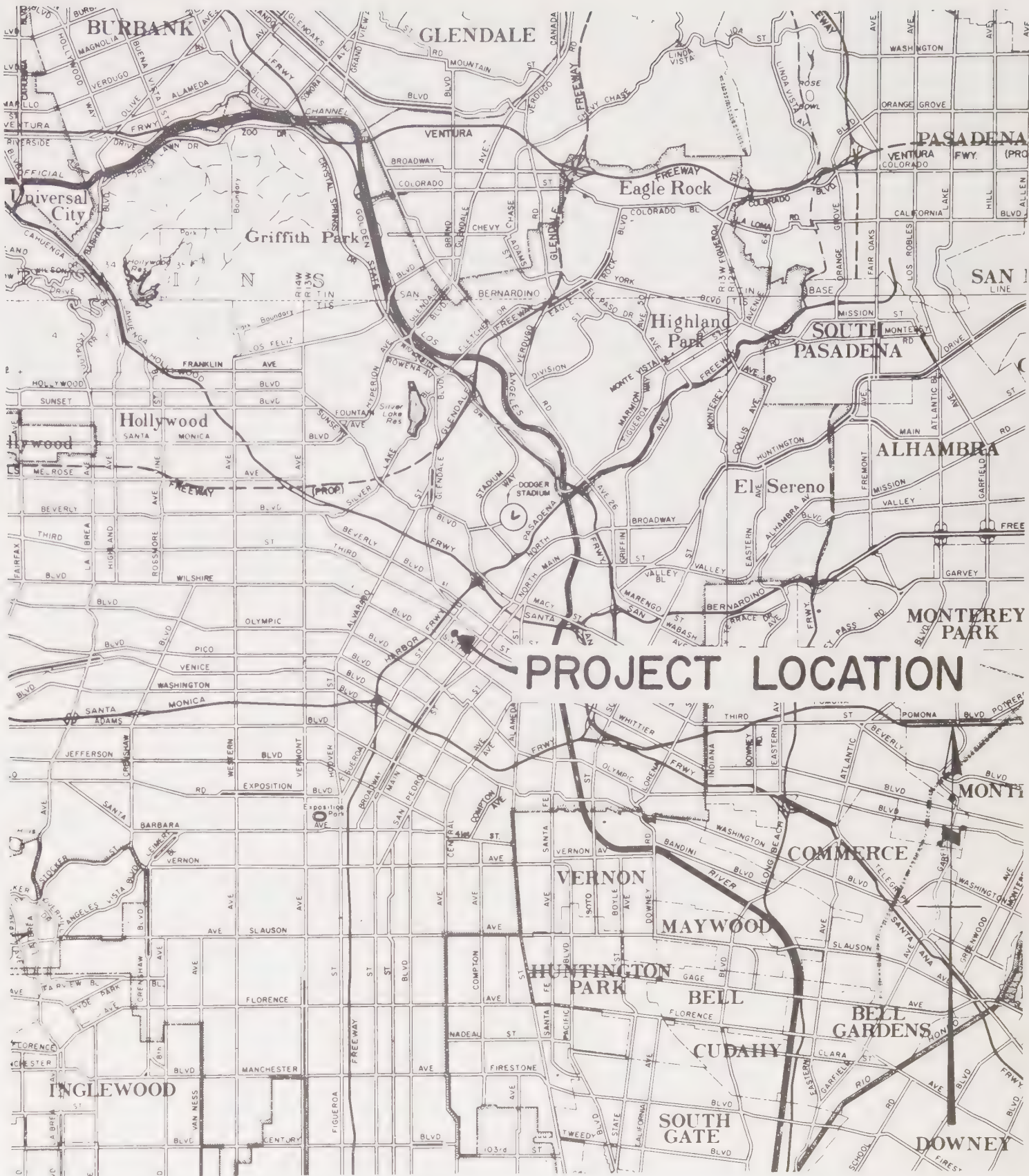
	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	<u> X </u>	_____
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u> X </u>
d. Reduction in acreage of any agricultural crop?	_____	_____	<u> X </u>
5. <u>Animal Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish benthic organisms, insects or microfauna)?	_____	_____	<u> X </u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u> X </u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u> X </u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u> X </u>
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	_____	<u> X </u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u> X </u>
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	<u> X </u>	_____	_____
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u> X </u>
9. <u>Natural Resources</u> . Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u> X </u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u> X </u>
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u> X </u>
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u> X </u>

	YES	MAYBE	NO
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	___	___	<u>X</u>
13. <u>Transportation/Circulation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	___	<u>X</u>	___
b. Effects on existing parking facilities, or demand for new parking?	___	<u>X</u> (Note 21)	___
c. Substantial impact upon existing transportation systems?	___	___	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<u>X</u>	___	___
e. Alterations to waterborne, rail or air traffic?	___	___	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	___	<u>X</u>
14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	___	<u>X</u>	___
b. Police protection?	___	___	<u>X</u> (Note 22)
c. Schools?	___	___	<u>X</u>
d. Parks or other recreational facilities?	___	___	<u>X</u>
e. Maintenance of public facilities, including roads?	<u>X</u>	___	___
f. Other governmental services?	<u>X</u>	___	___
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	___	___	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	___	<u>X</u>
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	___	___	<u>X</u>
b. Communications systems?	<u>X</u>	___	___

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal?	_____	_____	<u>X</u>
17. <u>Human Health.</u> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>X</u>
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	<u>X</u>	_____	_____
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>
20. <u>Archaeological/Historical.</u> Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?	<u>X</u>	_____	_____
21. <u>Mandatory Findings of Significance.</u>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	<u>X</u>

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) X
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? X





CITY OF LOS ANGELES
DONALD C. TILLMAN, CITY ENGINEER

CITY OF LOS ANGELES
BUREAU OF ENGINEERING

AREA MAP

ATTACHMENT 2
Sheet 2 of 2

Eng. 3.155-A

PREPARED BY DR Berne 7/20/77

CHECKED BY _____

REVIEWED BY _____

CITY ENGINEER

BY _____

DIVISION/DISTRICT ENGINEER

DATE _____

19 _____

REFERENCE PLANS SERIAL/SKETCH NO. SHEET OF



CITY OF LOS ANGELES
DONALD C. TILLMAN, CITY ENGINEER

CITY OF LOS ANGELES
BUREAU OF ENGINEERING

TOPOGRAPHIC MAP
ATTACHMENT 3

Eng. 3.155-A

PREPARED BY DR Boone 7/20/77

CHECKED BY _____

REVIEWED BY _____

CITY ENGINEER

BY _____ DIVISION/DISTRICT ENGINEER

DATE _____, 19__

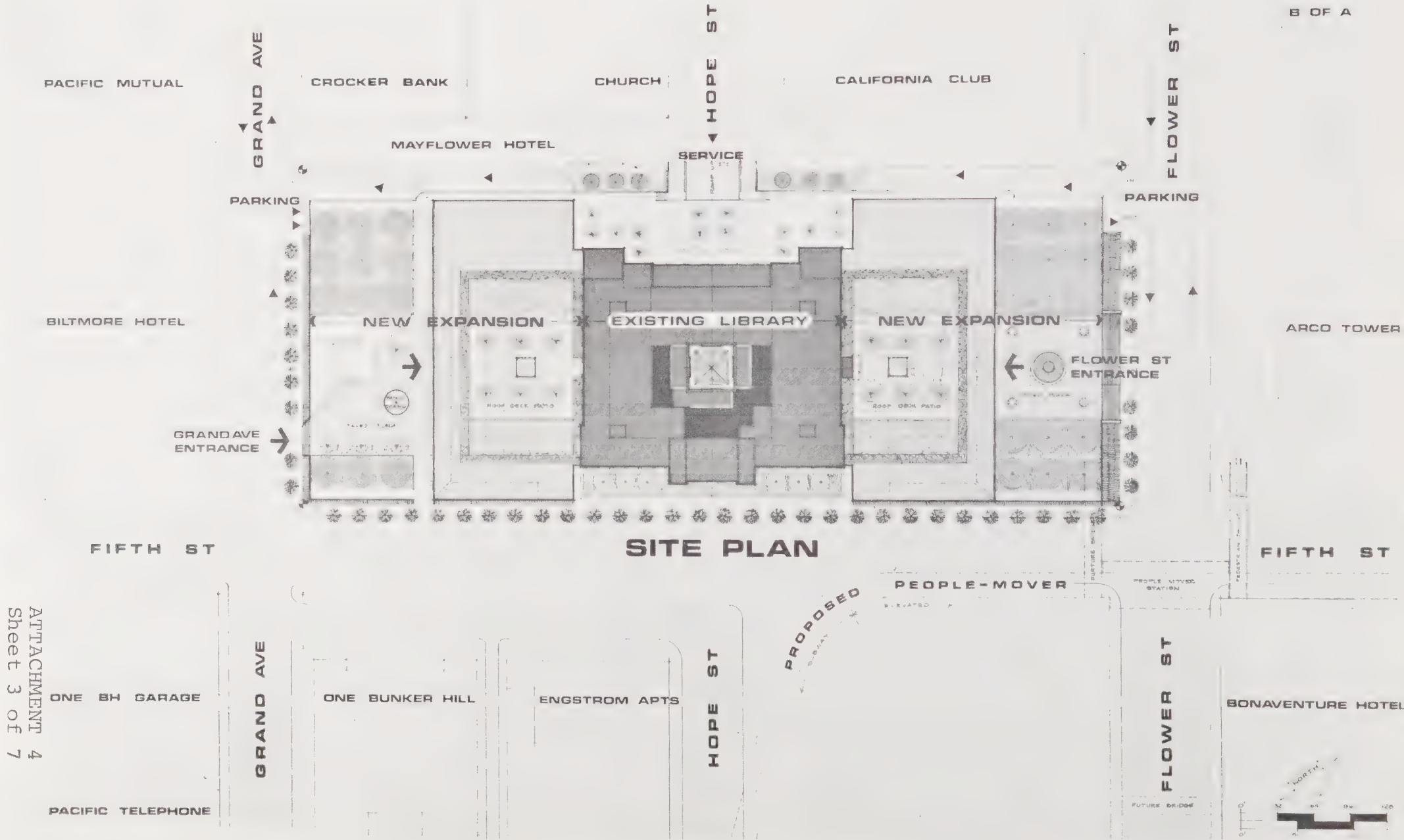
REFERENCE PLANS SERIAL/SKETCH NO. SHEET OF



SOURCE
The Luckman Partnership,
Inc.

CENTRAL LIBRARY
RENOVATION & EXPANSION

CITY OF LOS ANGELES
Donald C. Tillman
City Engineer

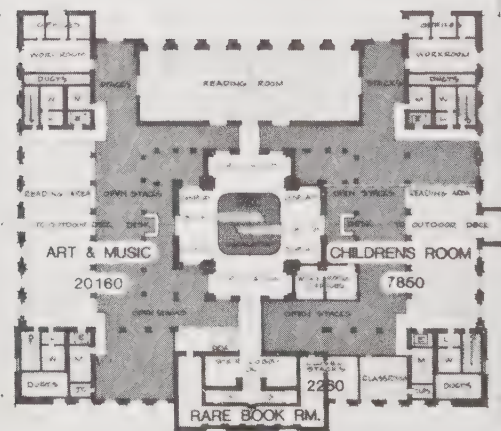
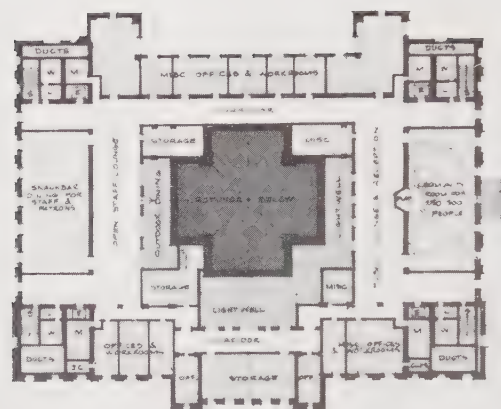


ATTACHMENT 4
Sheet 3 of 7

SOURCE
The Luckman Partnership,
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RENOVATION & EXPANSION

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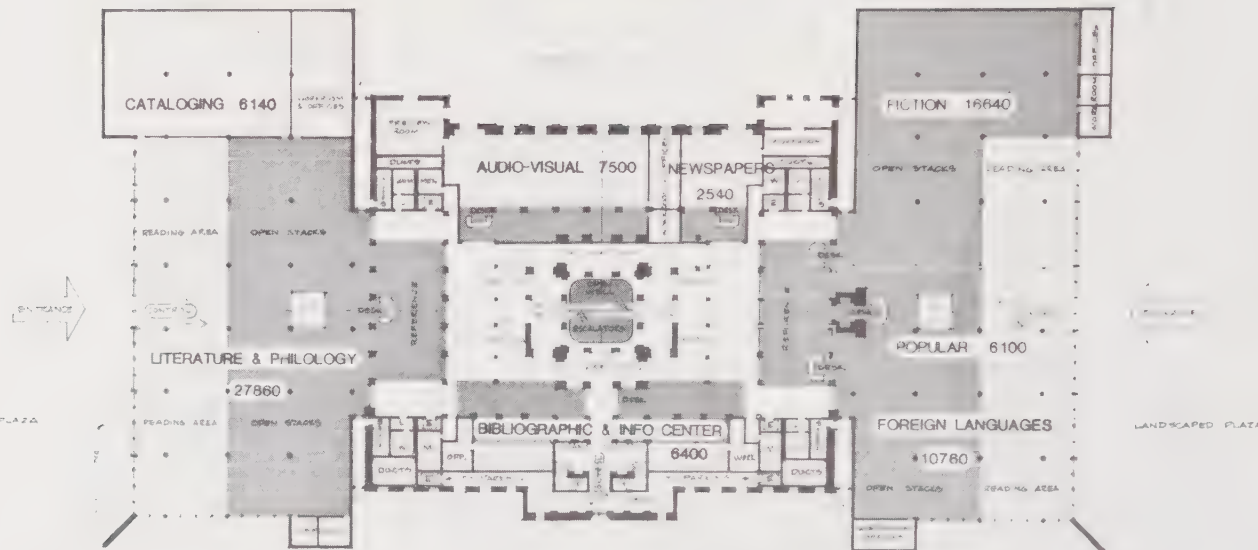


ATTACHMENT 4
Sheet 4 of 7

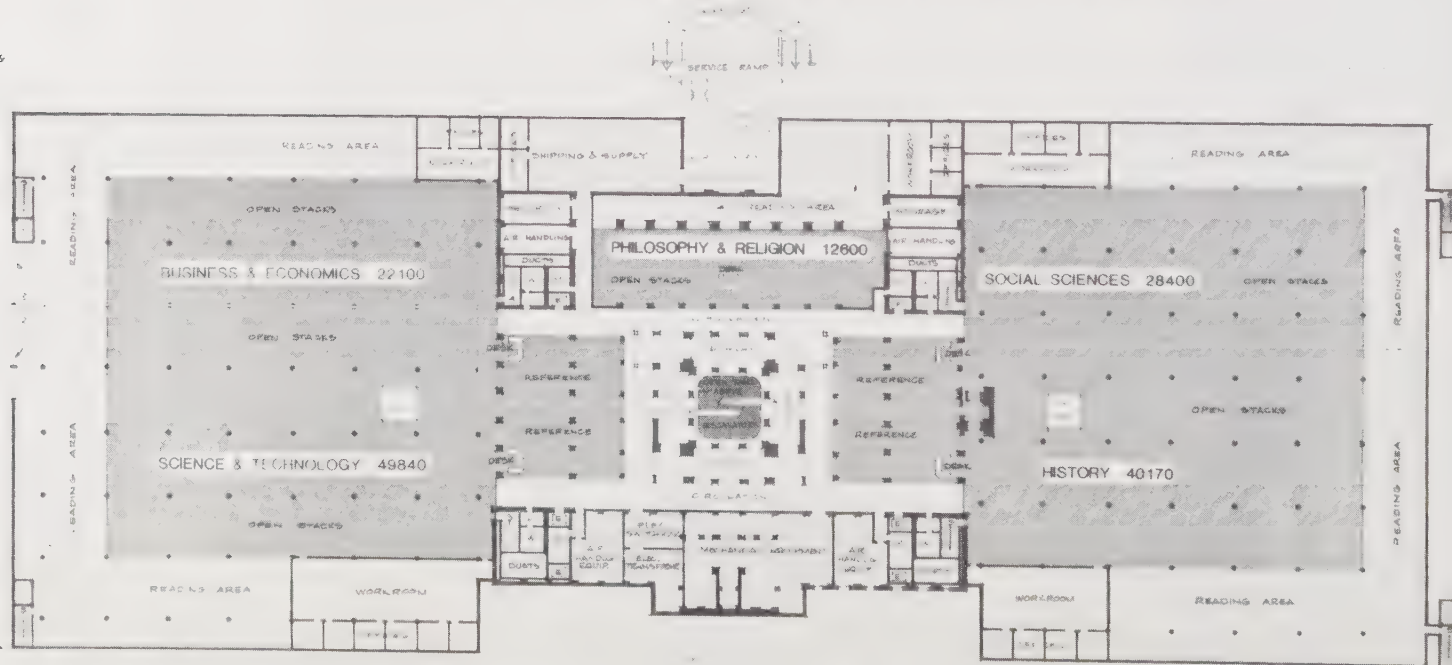
SOURCE
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Inc.

CENTRAL LIBRARY
RENOVATION & EXPANSION

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City Engineer



FIRST FLOOR - ENTRANCE LEVEL



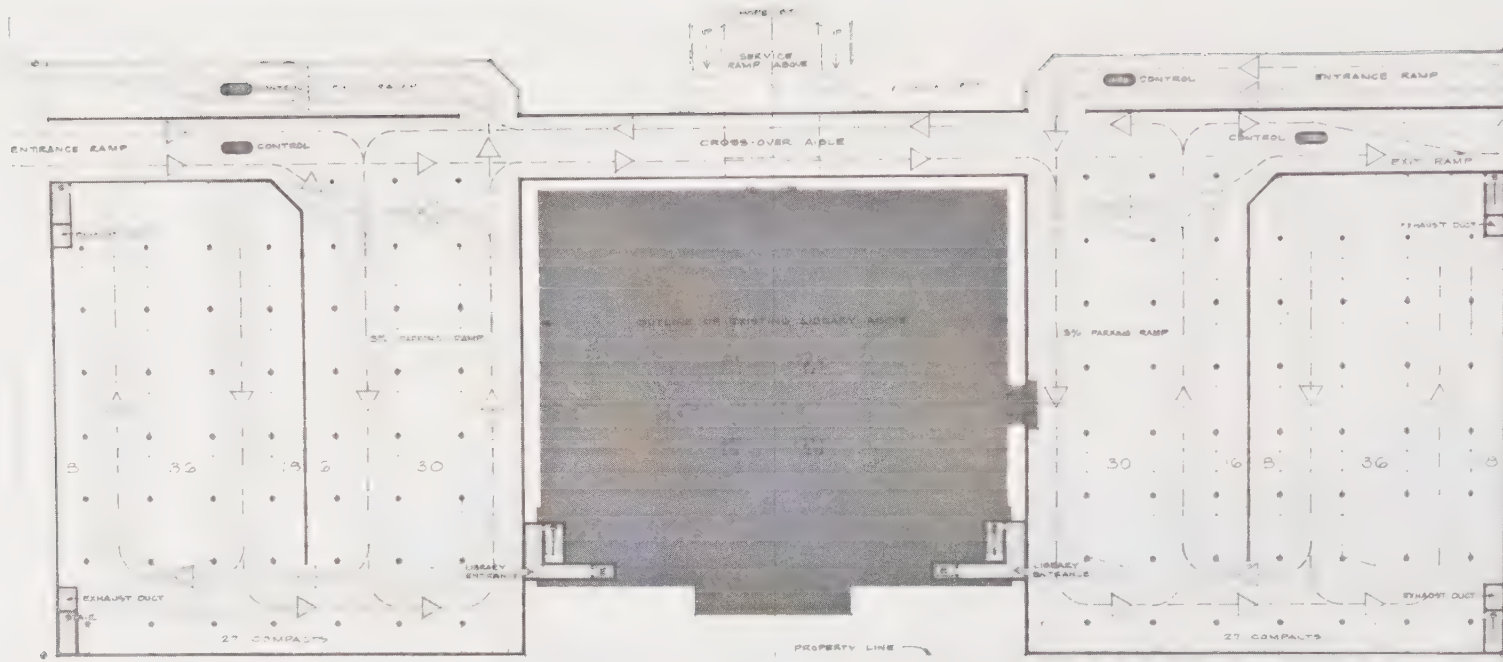
BASEMENT FLOOR LEVEL

SOURCE
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RENOVATION & EXPANSION

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City Engineer

WEST STREET



FLOWER STREET

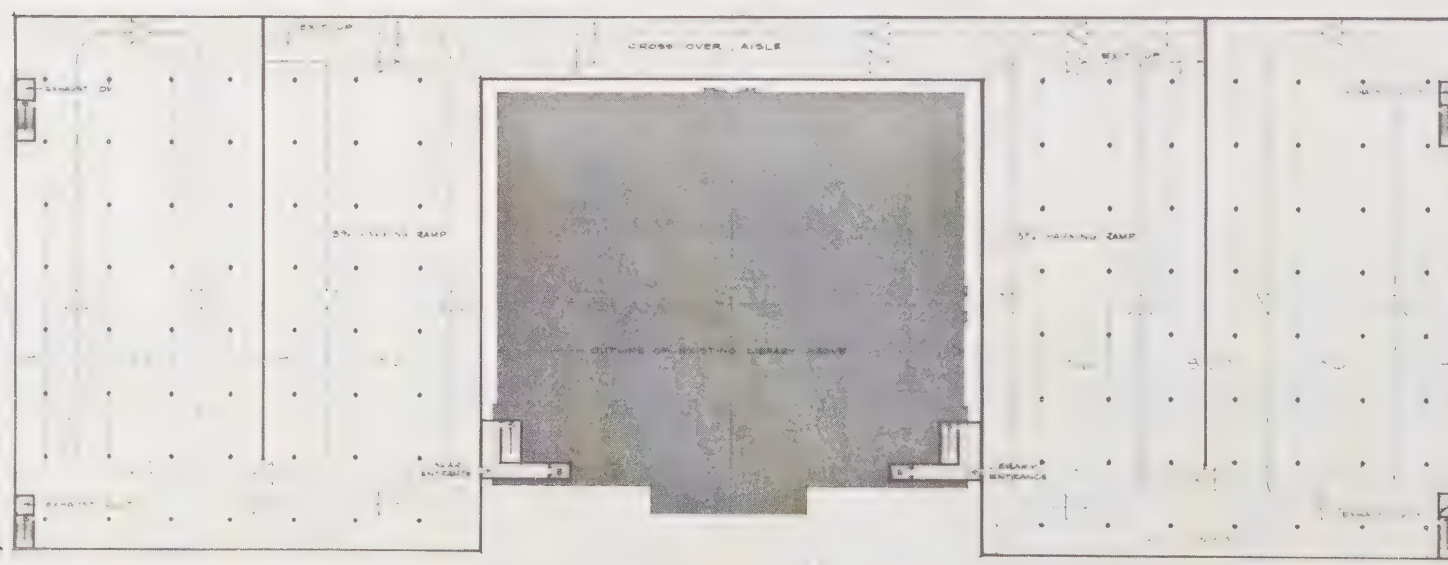
FIFTH STREET
UPPER PARKING LEVEL

UPPER PARKING LEVEL - 290 SPACES

LOWER PARKING LEVEL - 310 SPACES

TOTAL ON-SITE PARKING - 600 SPACES

ATTACHMENT 4
Sheet 6 of 7

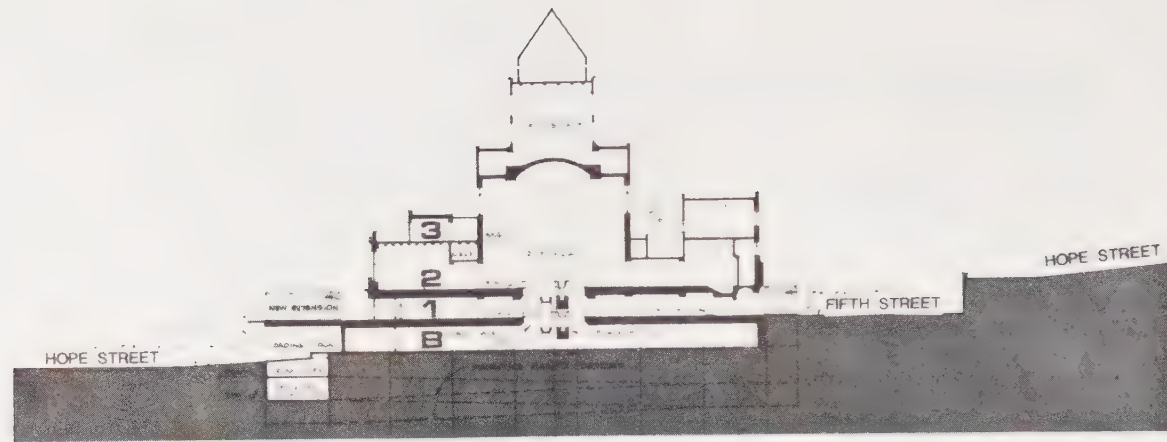


LOWER PARKING LEVEL

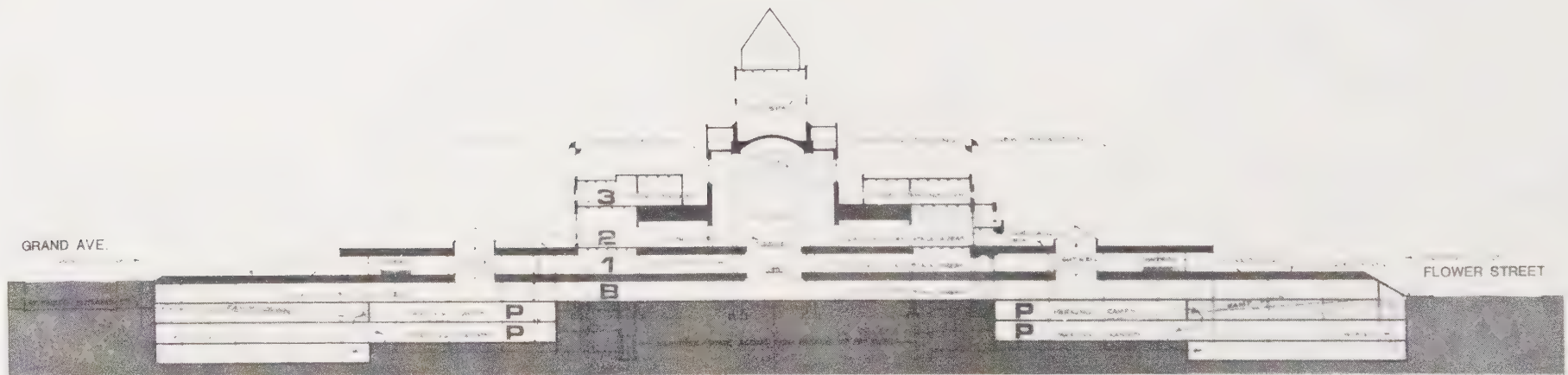
CENTRAL LIBRARY
RENOVATION & EXPANSION

SOURCE
The Luckman Partnership,
Inc.

CITY OF LOS ANGELES
Donald C. Tillman
City Engineer



CROSS-SECTION LOOKING WEST



LONGITUDINAL SECTION LOOKING SOUTH

SOURCE
The Luckman Partnership,
Inc.

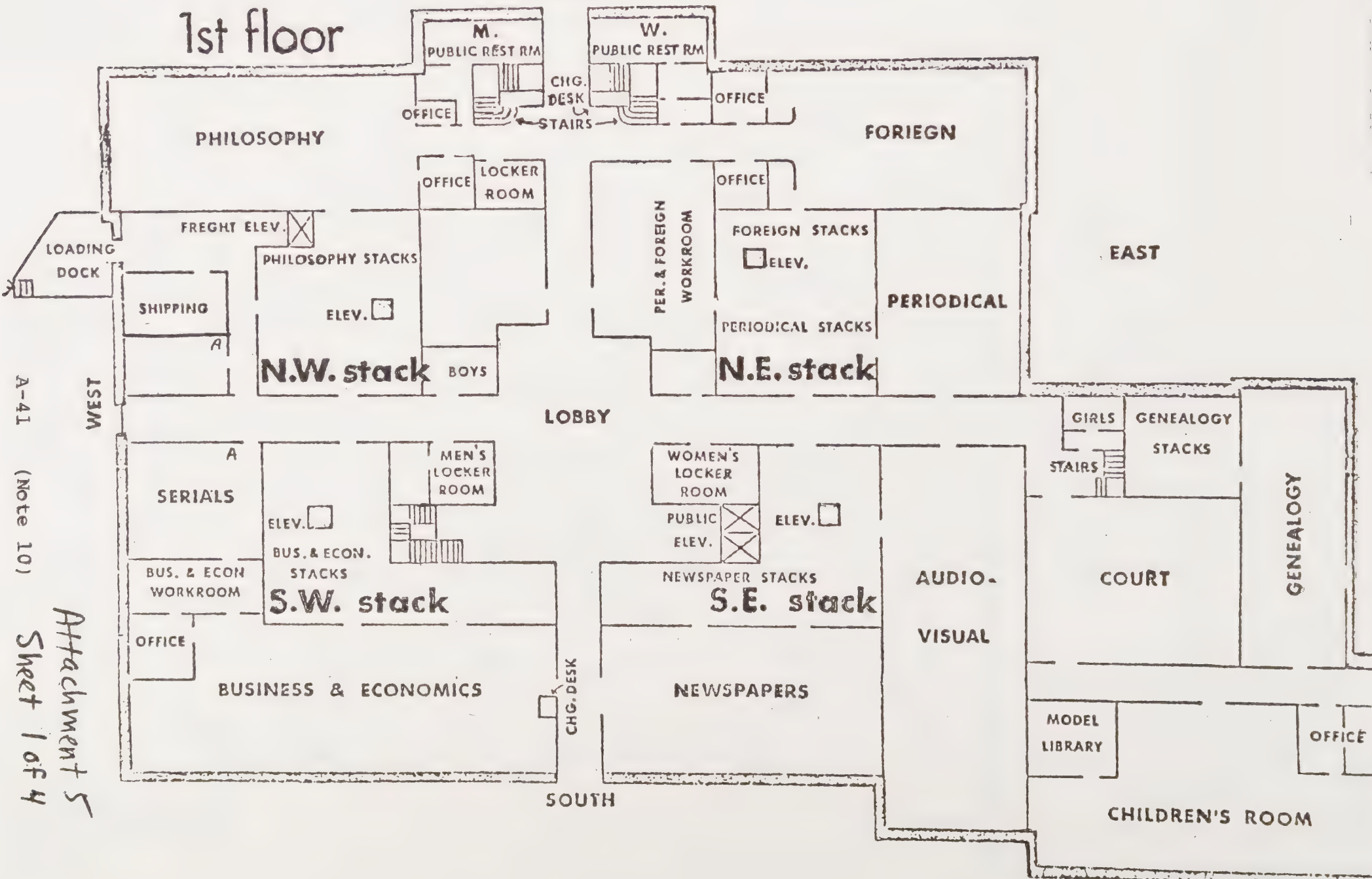
CENTRAL LIBRARY
RENOVATION & EXPANSION

CITY OF LOS ANGELES
Donald C. Tillman
City Engineer

FIFTH STREET

1st floor

NORTH



A-41

(Note 10)

Attachment 5
Sheet 1 of 4

2nd floor

NORTH

SCIENCE AND
TECHNOLOGY

FICTION

EAST

ROTUNDA

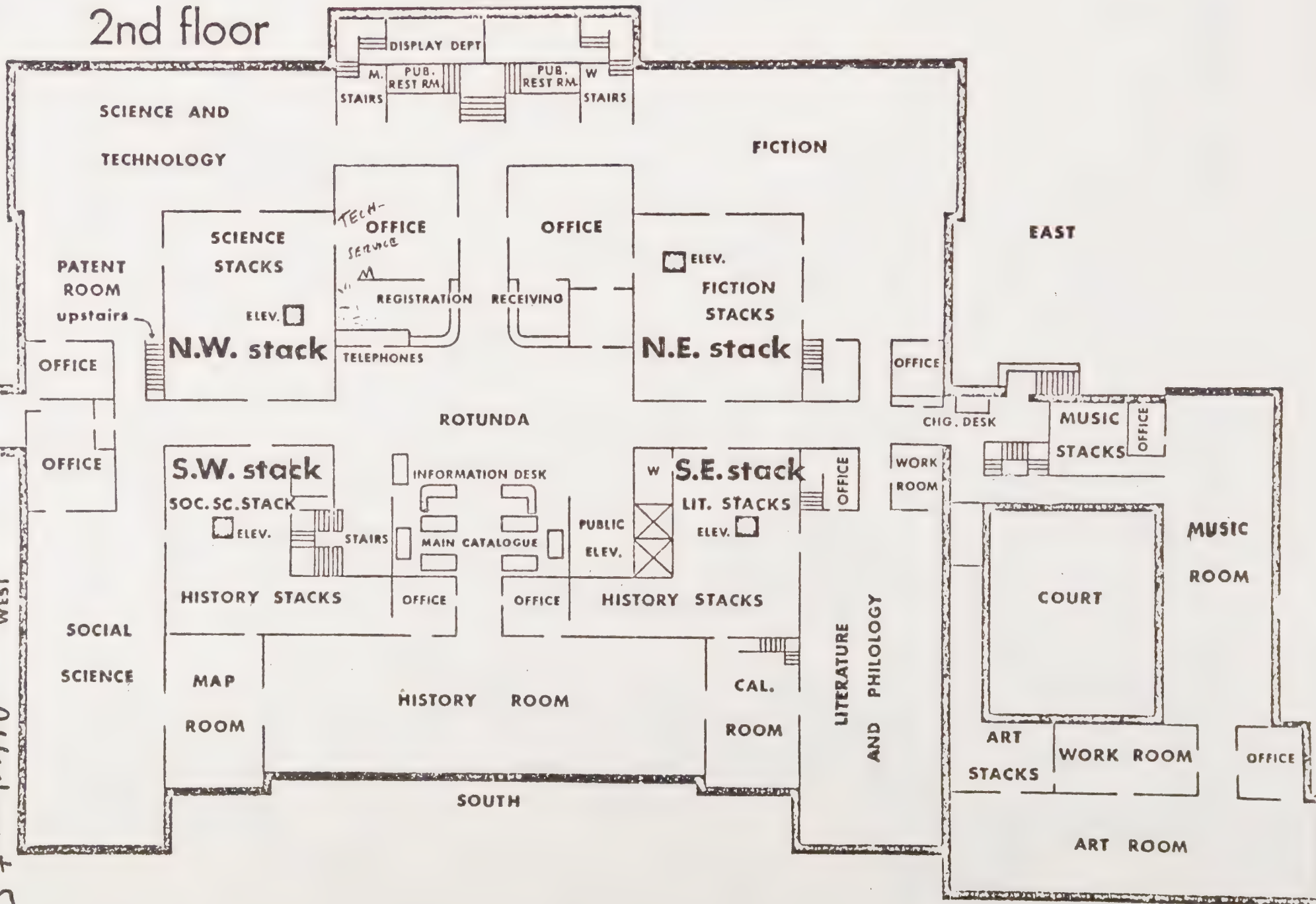
SOUTH

A-42

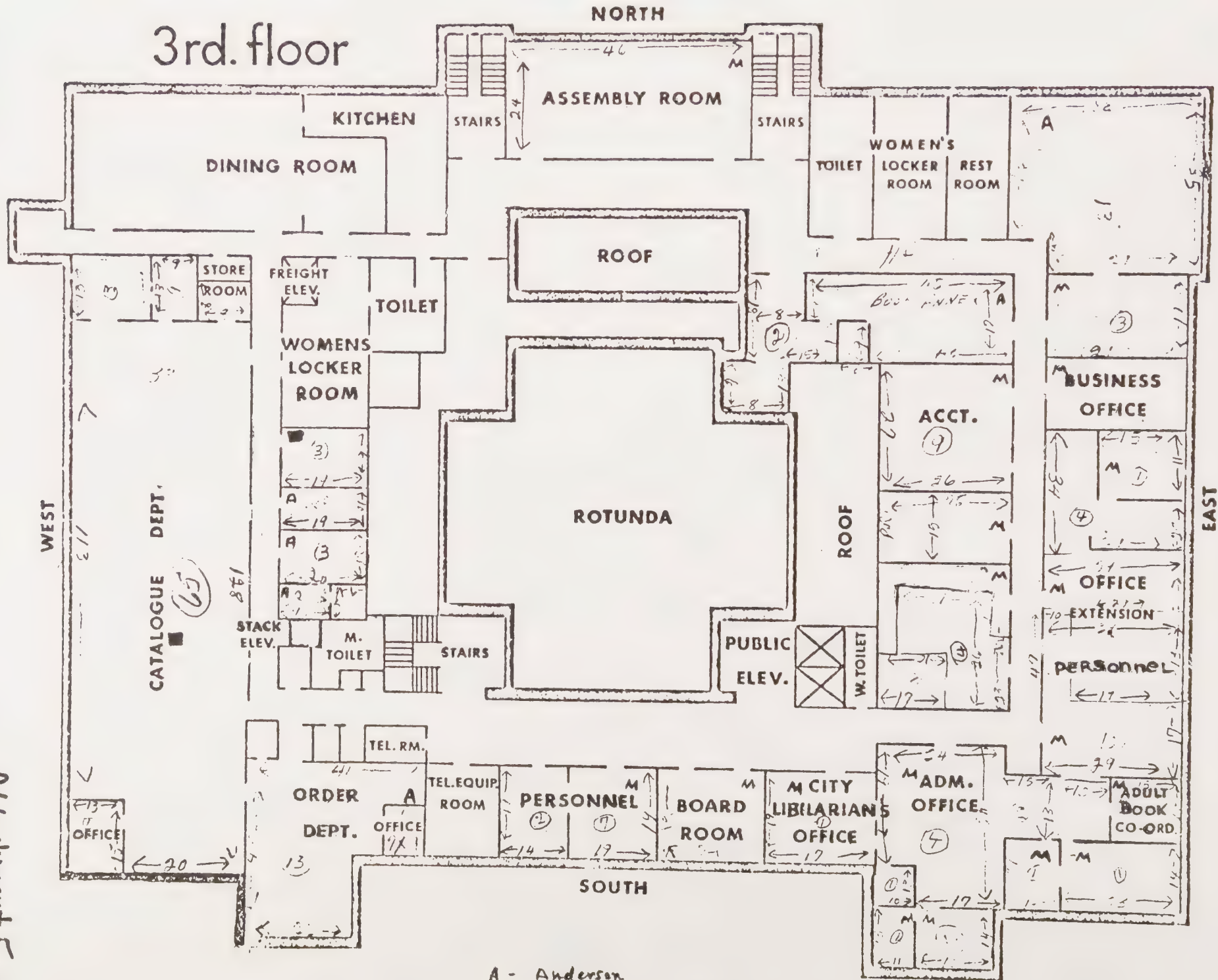
(Note 10)

SSM

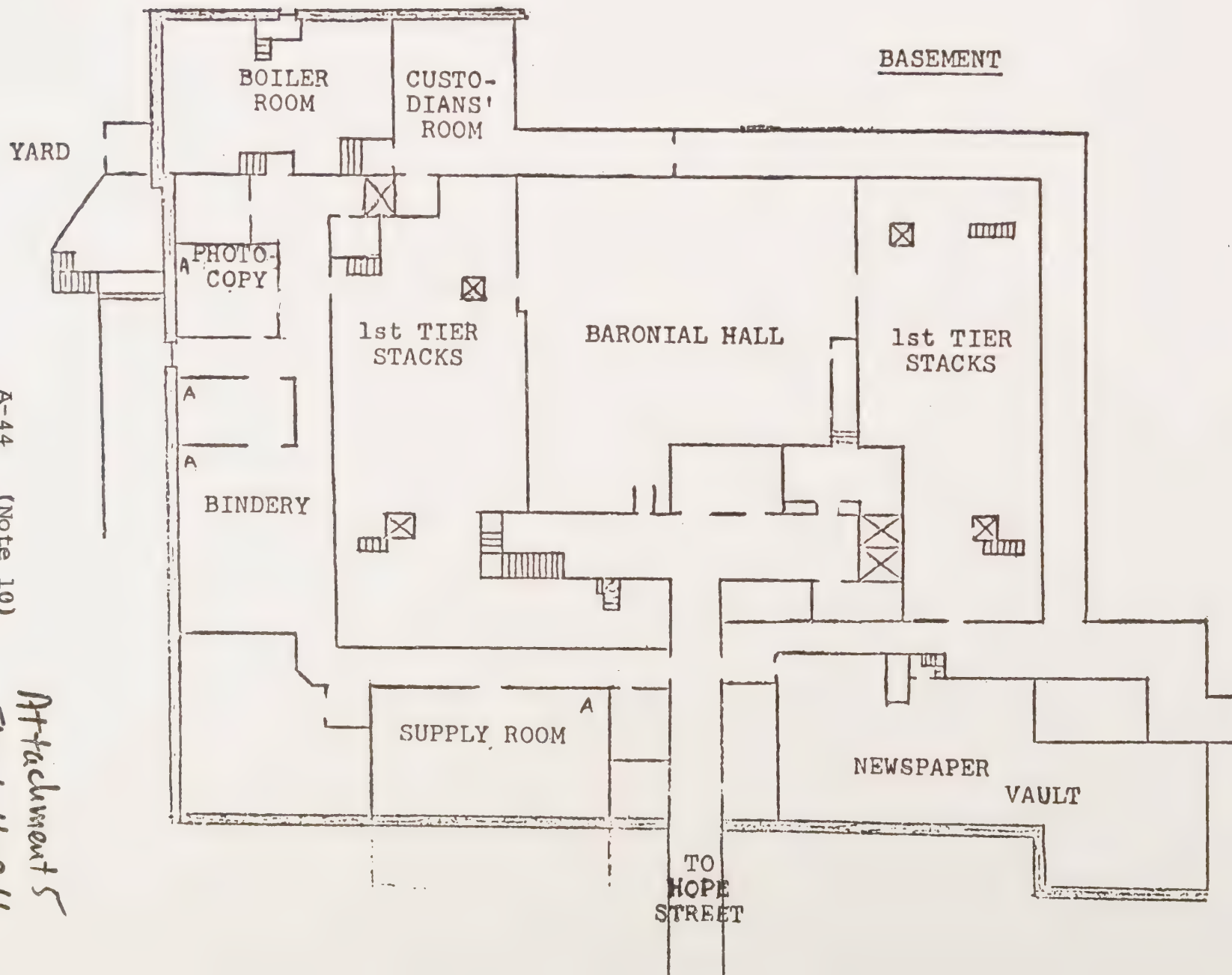
Attachment 5
Sheet 2 of 4



3rd. floor



A - Anderson
M - Move to new location
■ - STAY

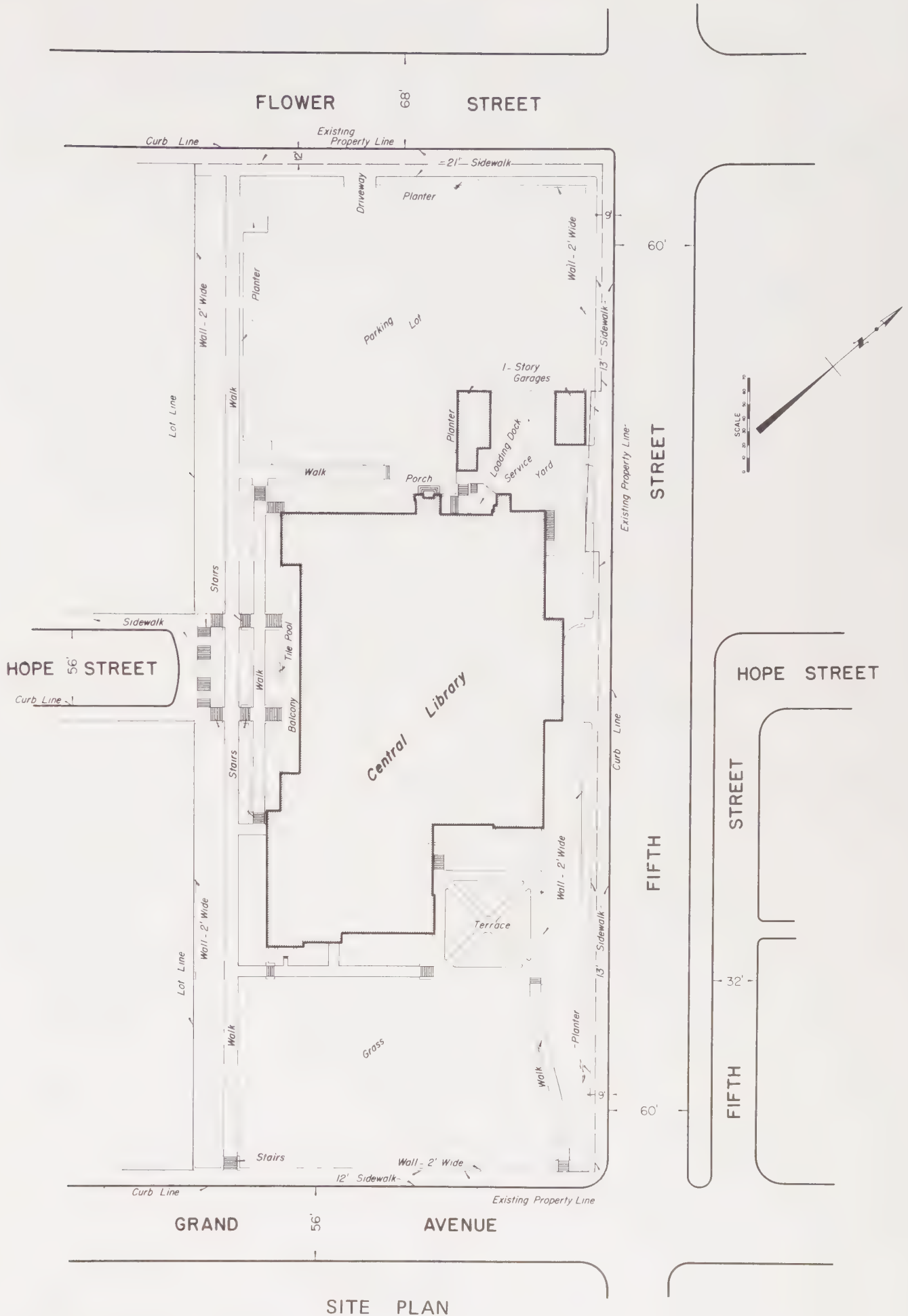


A-44 (Note 10)

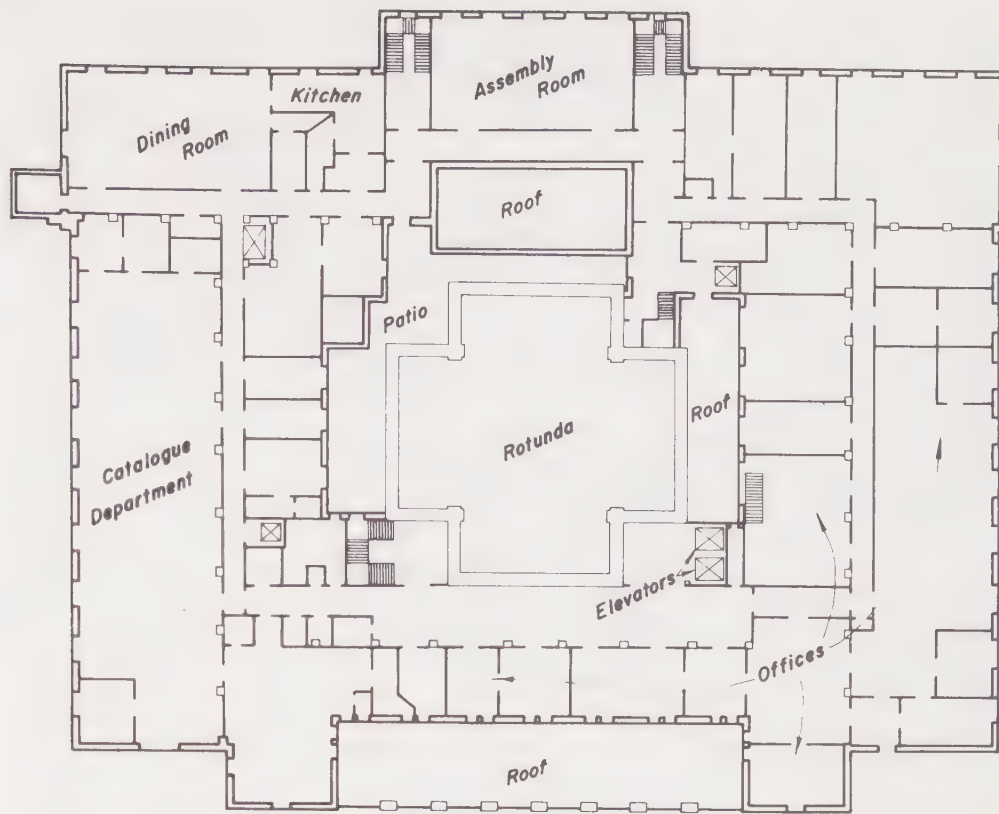
Attachment 5
Sheet 4 of 4

ATTACHMENTS

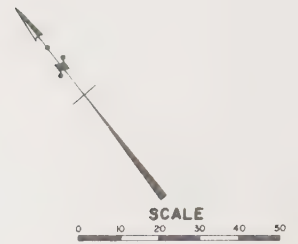
This section contains Attachments 5 through 23. Attachments 1-4 and the preliminary version of Attachment 5 are part of the Initial Study, found in the Appendix, Section 5.



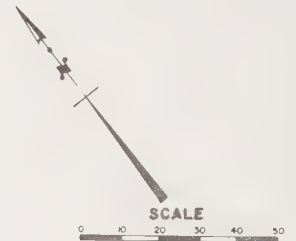
SITE PLAN

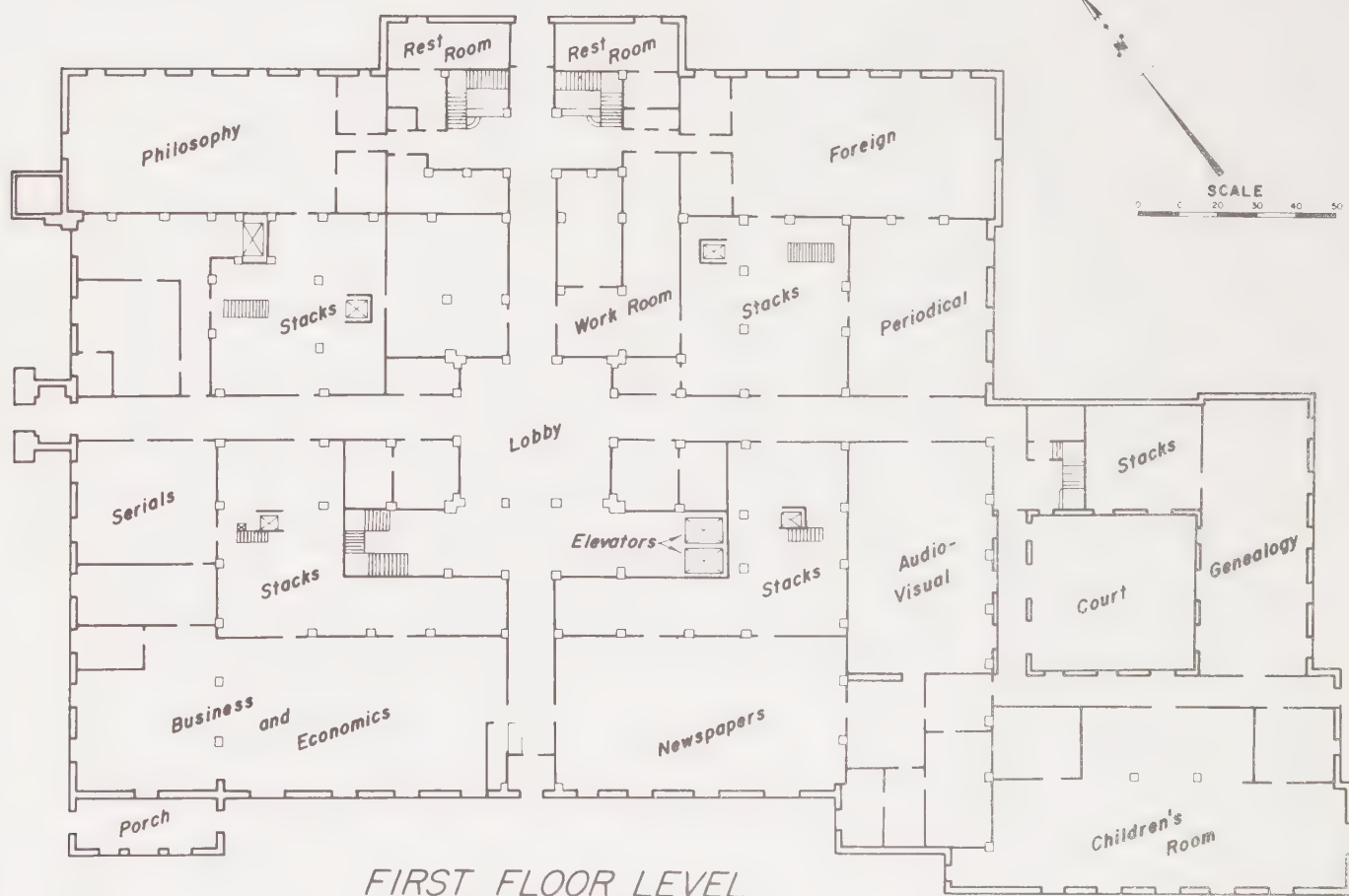
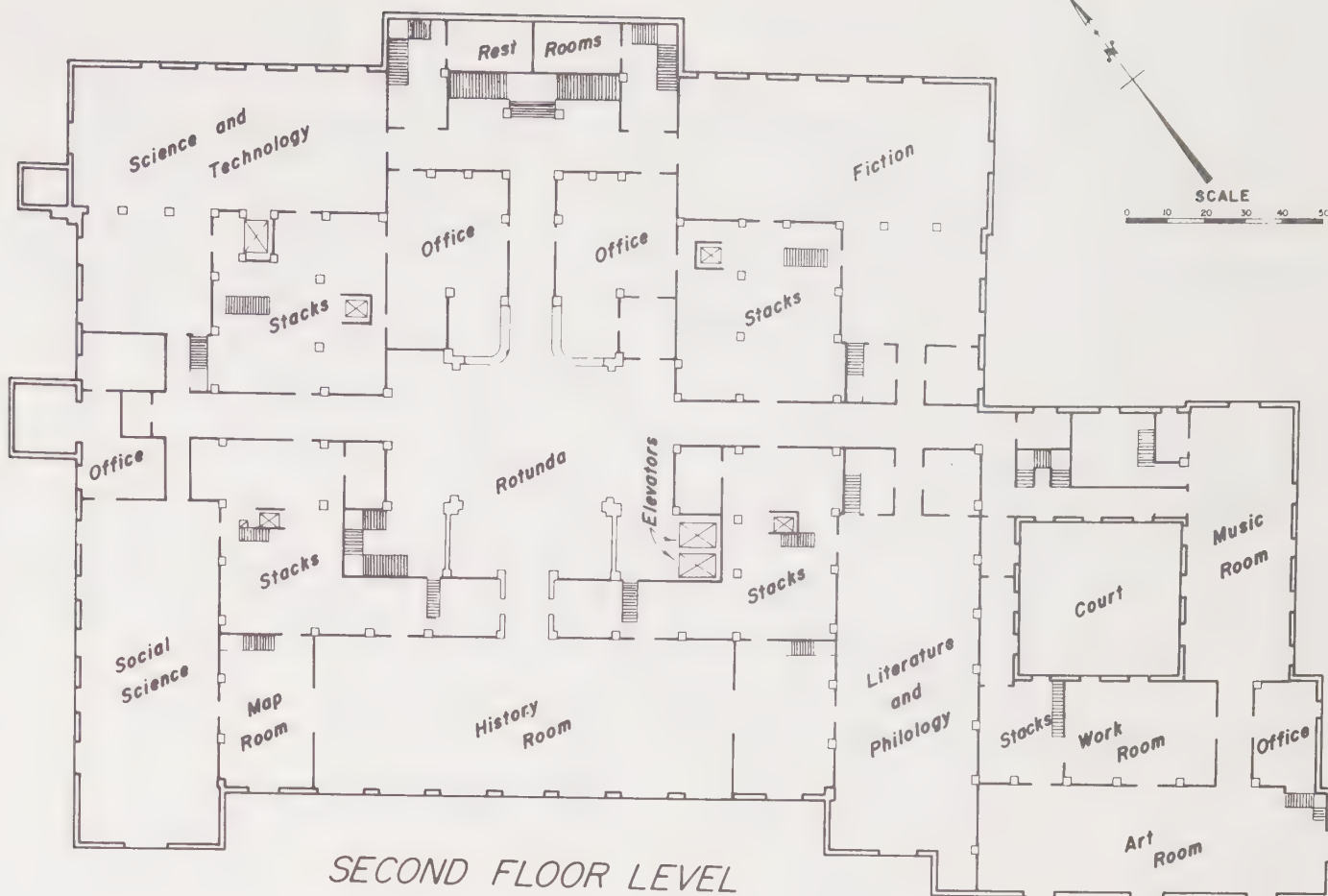


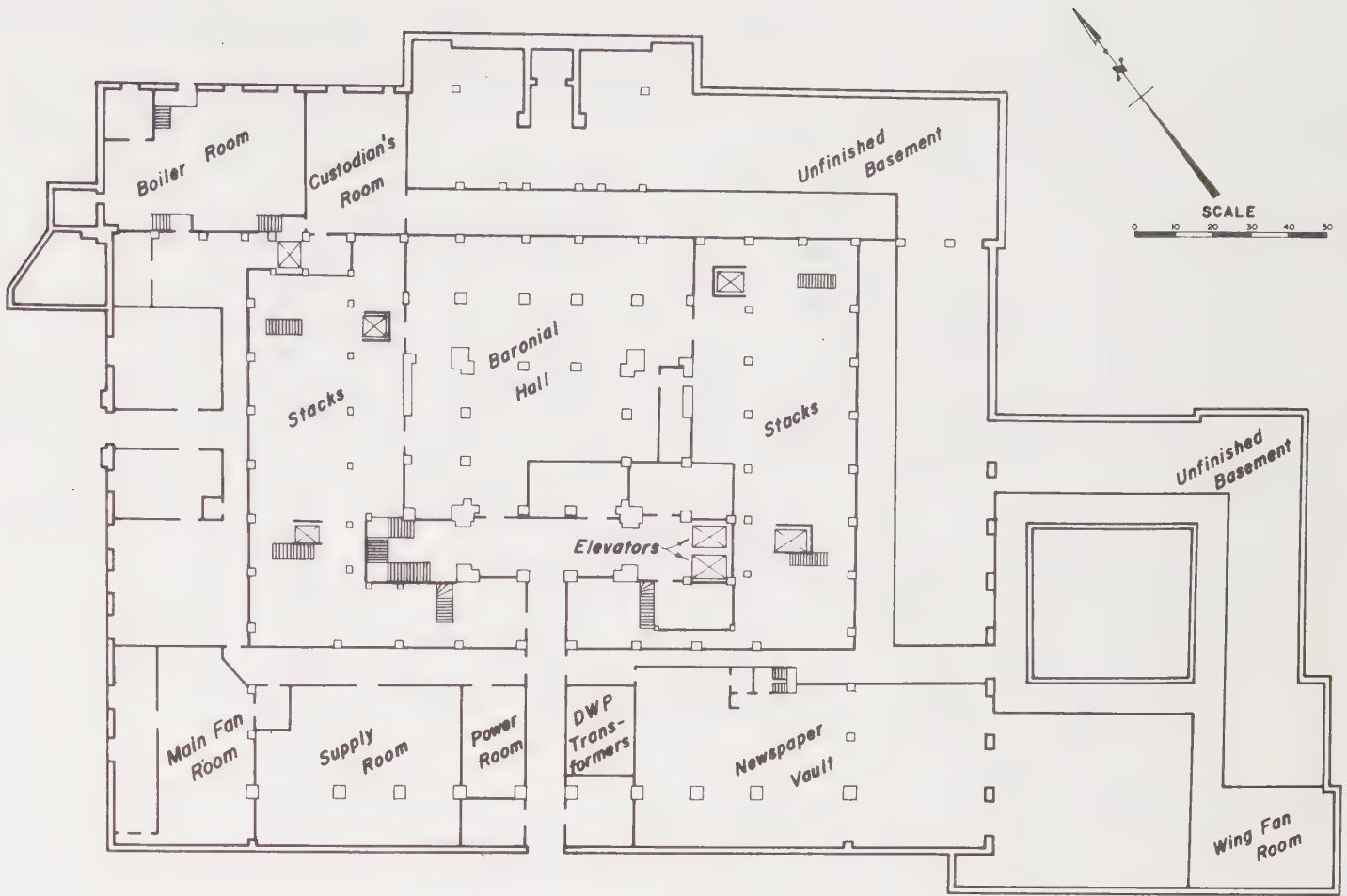
THIRD FLOOR LEVEL



MEZZANINE
Above Second Floor







BASEMENT LEVEL

BASIC REMODELING WORK - EXISTING BUILDING

The following work is planned in conjunction with the proposed project.

ARCHITECTURAL & STRUCTURAL

- o Elevators - Remove and replace seven elevators in new fire-proof shafts.
- o Escalators - Provide two pairs of 48-inch escalators between basement and first floor and between first and second floor.
- o Stairwells - Remove and replace all open fire exit stairs.
- o Stack Floors - Remove seven vertical levels of stack floors. Add new fire separated slabs to eliminate the fire flue.
- o Roofing - Repair existing roof.
- o Seismic - Repair and strengthen tower against earthquake forces.
- o Miscellaneous - Patch and repair ceilings, floors, walls; remove and replace partitions, paint throughout.

MECHANICAL

- o Provide all new heating, ventilating and air conditioning. Remove old systems and replace with new chillers, pumps, air handling equipment, ductwork and controls.

PLUMBING

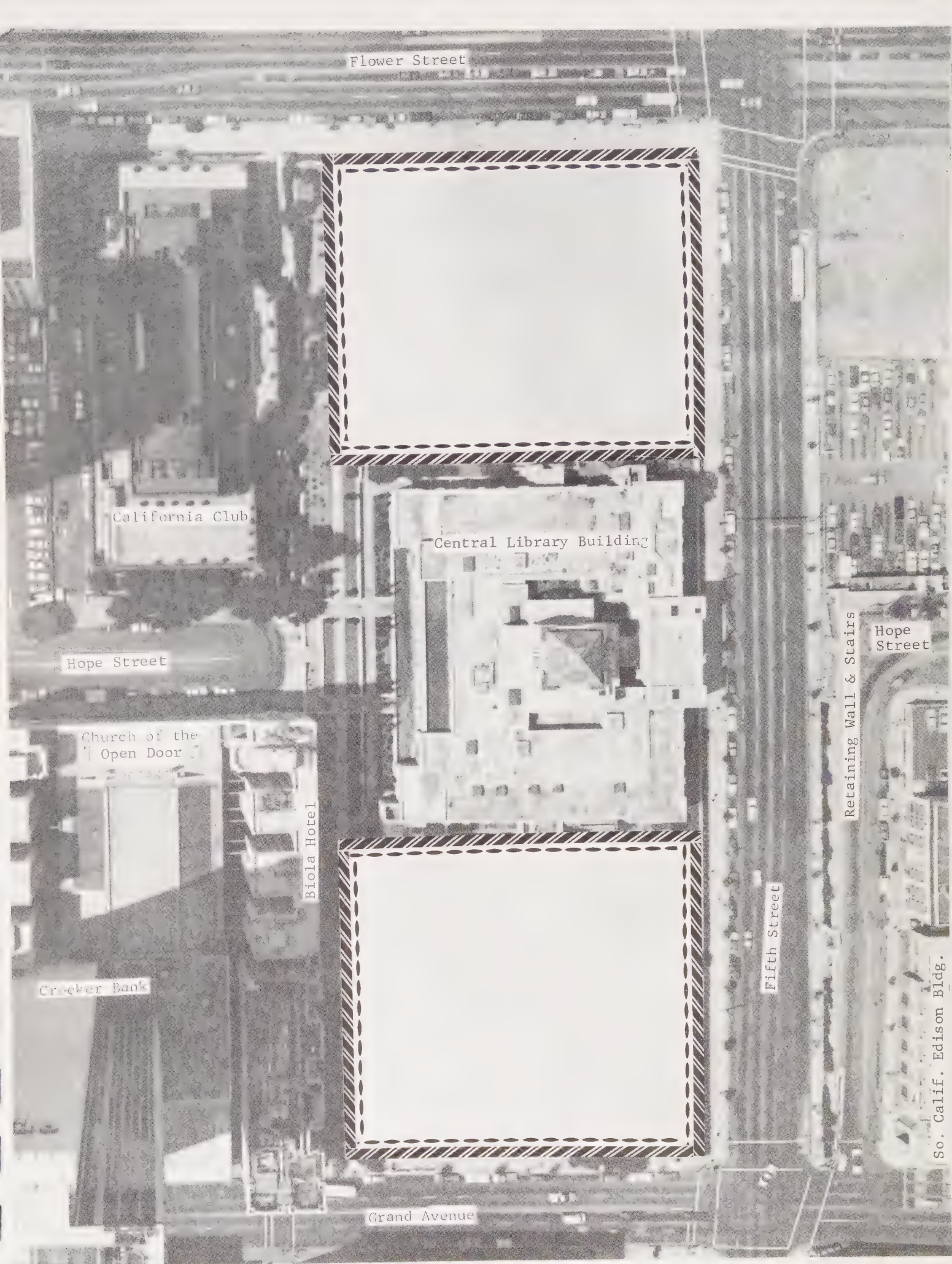
- o Replace all fixtures, piping, vents and drains throughout.
- o Add new fire sprinklers in basement, mechanical and storage rooms.

ELECTRICAL

- o Provide new wiring, switches, panels, circuits, conduit, switchgear, transformer and new lighting.
- o Replace fire alarm system and security alarms.
- o Provide new and larger telephone system.

Source: The Luckman Partnership, Inc.¹

¹CLA (1977a), p. 13.



Flower Street

California Club

Hope Street

Church of the
Open Door

Biola Hotel

Crocker Bank

Central Library Building

Grand Avenue

Fifth Street

Retaining Wall & Stairs

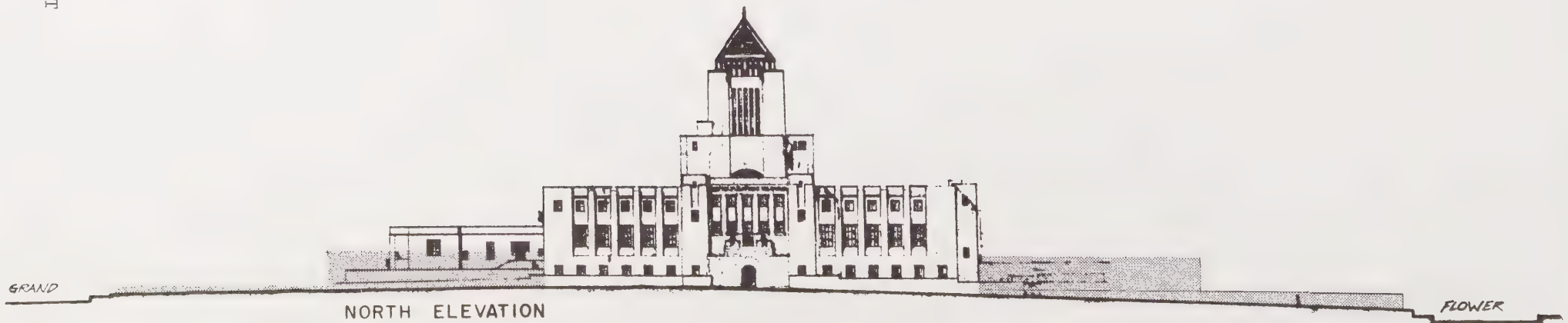
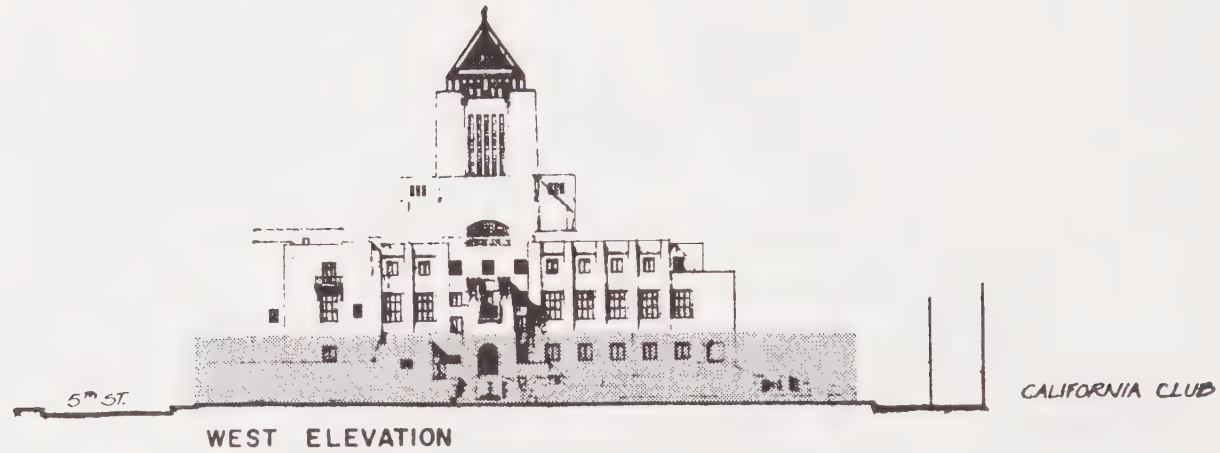
Hope Street

So. Calif. Edison Bldg.

PROPOSED PROJECT

ATTACHMENT 7 (1 of 2)

PROPOSED PROJECT



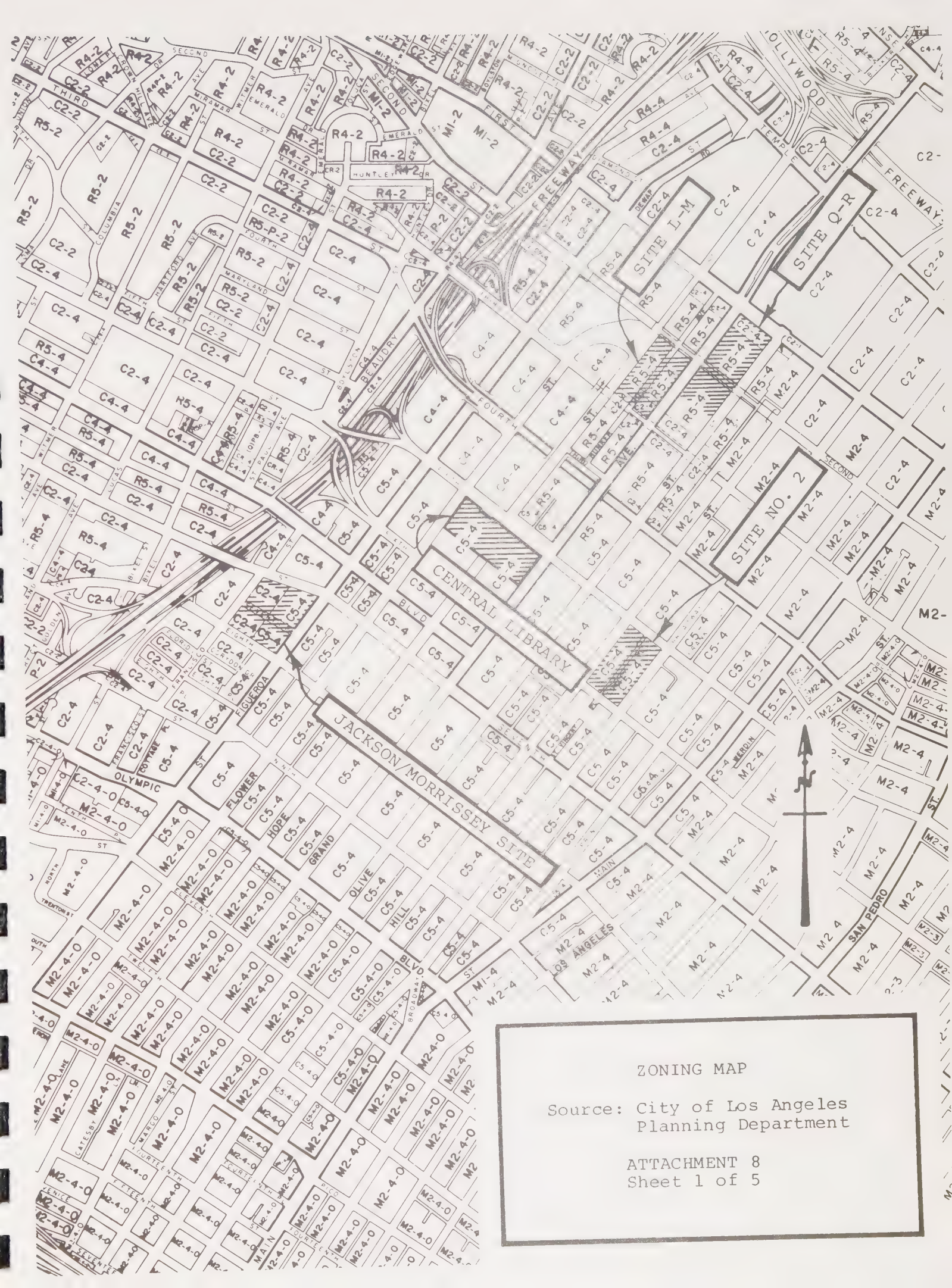
DRAWN BY PHOTOGRAPHICALLY REPRODUCED FROM THE ARCHITECT'S DRAWINGS DATED FEB 20, 1924.

PROPOSED PROJECT

LOS ANGELES PUBLIC LIBRARY
630 WEST FIFTH STREET
LOS ANGELES
LOS ANGELES COUNTY, CALIFORNIA

0 10 20 40 60
FEET

CITY OF LOS ANGELES
DONALD C. TILLMAN
CITY ENGINEER



ZONING MAP

Source: City of Los Angeles
Planning Department

ATTACHMENT 8
Sheet 1 of 5

Notes

1. Gross acreage includes streets
2. Floor area ratio is the ratio of net square feet of useable floor space in a building to net square feet of its site.
3. Corresponds to Height District No. 1
4. Corresponds to Height District No. 2
5. Corresponds to Height District No. 4
6. Local streets are not a part of this plan, and are shown for reference only
7. Open symbols represent proposed facilities.
8. Civic Center designation includes the following appropriate land uses:
A. On publicly owned land, government activities.
B. On privately owned land, activities and uses related to the government complex, such as office space, retail stores, restaurants, clubs, hotels, etc.
C. Joint public-private uses, such as parking garages above or below retail stores



Feet
0 1000 2000

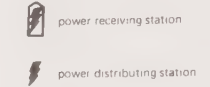
SERVICE SYSTEMS



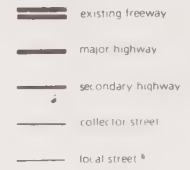
FIRE PROTECTION



POWER SYSTEM



CIRCULATION








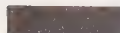

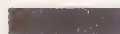
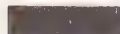

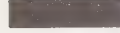

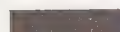

See Attachment 8 Sheet 3 of 5 for Key of Map Numbers

Source: Department of City Planning
Los Angeles Central City
Community Plan

Plan Map

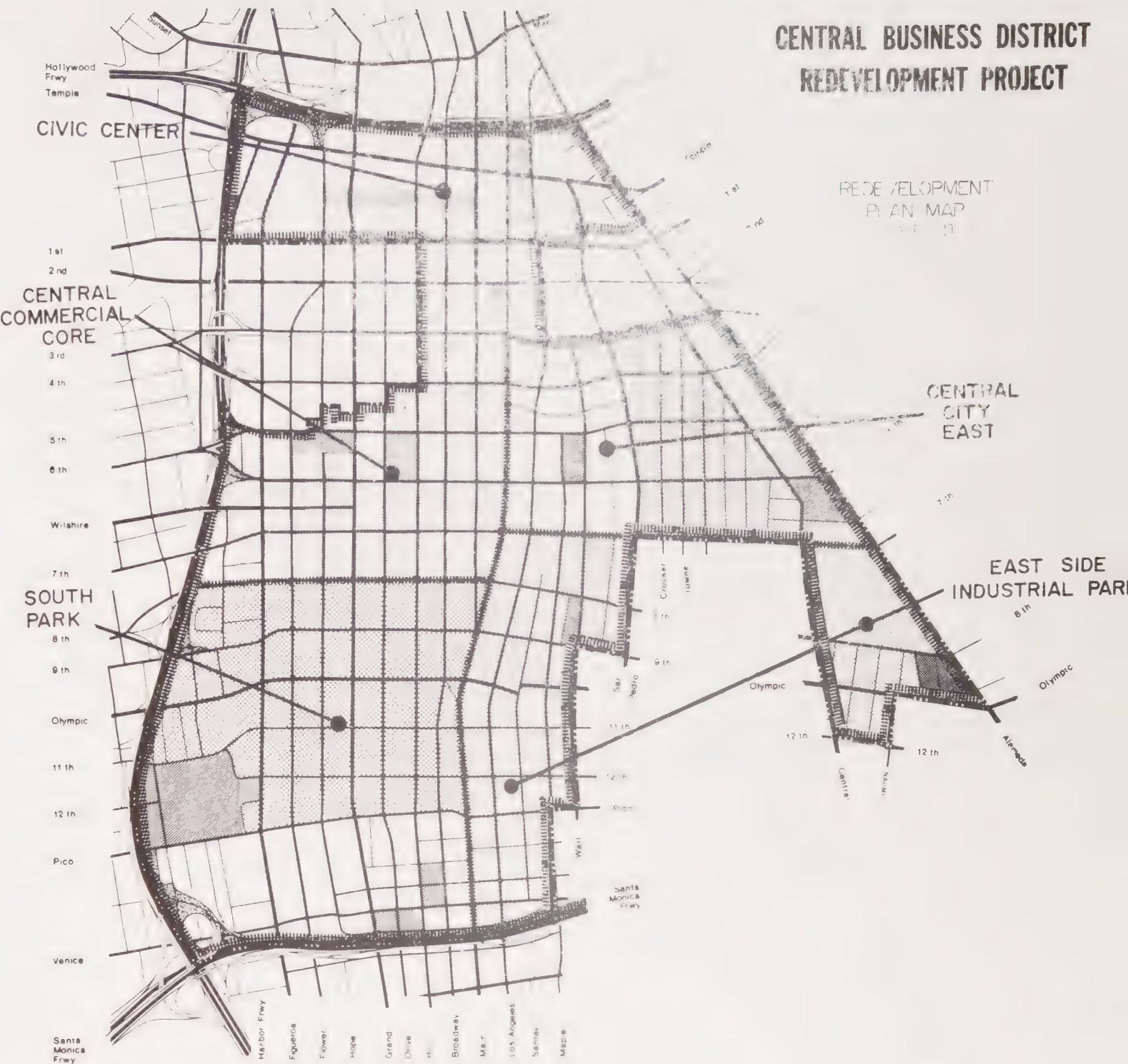
Central City Community

the Central City Plan consists of this map and accompanying text and maps.

		KEY MAP NO. ↓	Dwelling Units, ¹ per Gross Acre	Floor Area Ratio ² Average Maximum	Corresponding Zones	Acres	Total Acres	Percent
LAND USE								
HOUSING								
	very high	1	80+	6:1 ⁴ 13:1 ⁵	R5	25	25	1.1
COMMERCE/PARKING								
	community	2		3:1 ³ 6:1 ⁴	C2,C4,CR,P,PB	13	352	16.3
	regional center	3		6:1 ⁴ 13:1 ⁵	C2,C4,P,PB	339		
INDUSTRY/PARKING								
	light	4		3:1 ³ 3:1 ³	M2, MR2, P, PB	778	808	37.4
	heavy	5		3:1 ³ 3:1 ³	M3,P,PB	30		
PUBLIC LAND								
	civic center ⁸			3:1 ³ 6:1 ⁴		208	432	20.0
	recreation or school site					52		
	other public land					111		
	open space					61		
ALTERNATE USE								
	{ housing - high medium and/or commerce/parking - community and/or open space	6	40+ to 60	3:1 ³ 6:1 ⁴ 3:1 ³ 6:1 ⁴	R4 C2,C4,P,PB	220	220	10.2
	{ housing - high and/or commerce/parking - regional center and/or open space	7	60+ to 80	6:1 ⁴ 13:1 ⁵ 6:1 ⁴ 13:1 ⁵	R4,R5 C2,C4,P,PB	274	274	12.7
	{ housing - very high and/or commerce/parking - regional center	8	80+	6:1 ⁴ 13:1 ⁵ 6:1 ⁴ 13:1 ⁵	R5 C2,C4,P,PB	26	26	1.2
	{ housing - very high and/or industry/parking - light	9	80+	6:1 ⁴ 13:1 ⁵ 3:1 ³ 3:1 ³	R5 M2,MR2,P,PB	9	9	.4
	{ commerce/parking - regional center and/or industry/parking - light	10		6:1 ⁴ 13:1 ⁵ 3:1 ³ 3:1 ³	C2,C4,P,PB M2,MR2,P,PB	15	15	.7
						2161	2161	100.0

Source: Department of City Planning
Los Angeles Central City
Community Plan

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT



JANUARY 1975

Source: Community
Redevelopment Agency

ATTACHMENT 8

Sheet 5 of 5

ATTACHMENT 9

TREES AND SHRUBS IDENTIFIED IN CENTRAL LIBRARY SITE

<u>Trees</u>			
<u>No.</u>	<u>Species</u>	<u>Common Name</u>	<u>Trunk Diameters</u>
83	<u>Cupressus sempervirens</u> , var. <u>stricta</u> Note: Most of these are severely trimmed to compact cylinders. Trunk diameters difficult to estimate.	Italian cypress	?
14	<u>Callistemon lanceolatus</u> Note: Newly planted street trees along 5th Street.	Lemon Bottlebrush	1-1 $\frac{1}{2}$ "
10	<u>Olea europaea</u> Note: These are shrub type with many trunks rising from a single bole. Used as accents.	Common Olive	18-24"
7	<u>Pittosporum rhombifolia</u> Foundation planting.	Queensland Pittosporum	4-8"
2	<u>Betula palsamifera</u>	Cottonwood	10"
2	<u>Magnolia grandiflora</u> Accents in east lawn.	Southern Magnolia	12-15"
4	<u>Jacaranda acutifolia</u> Excellent specimen trees.	Jacaranda	14-24"
2	<u>Pyrus calleryana</u> Interspersed in Bottlebrush on 5th Street.	Evergreen Pear	1-1 $\frac{1}{2}$ "
1	<u>Arecastrum Romanzoffianum</u>	Queen Palm	10"
1	<u>Cedrus deodara</u>	Deodar	15"
1	<u>Eucalyptus</u> (spp)		14"
1	<u>Eucalyptus sideroxylon</u>	Red Ironbark	20 "

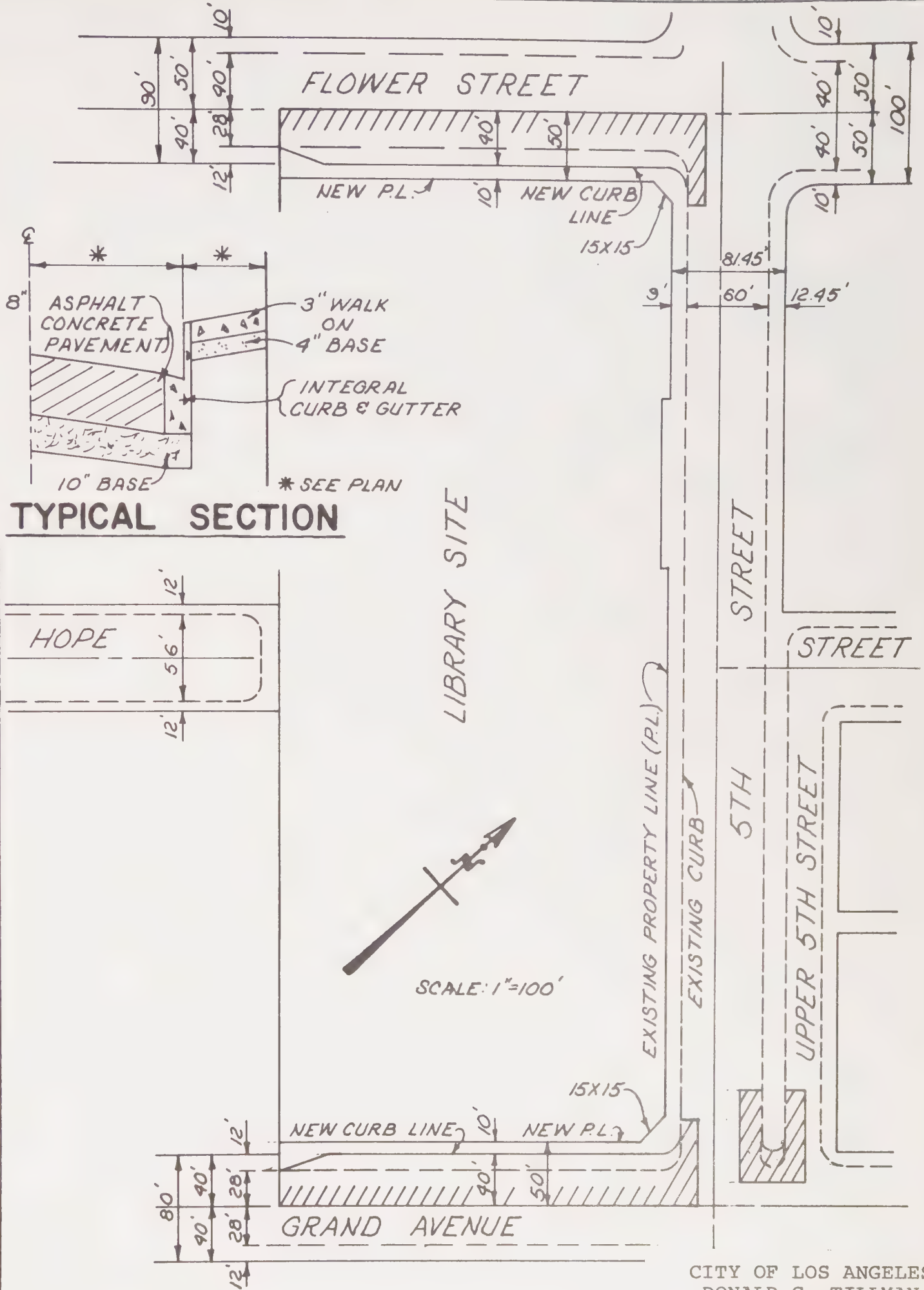
Tree Shrubs

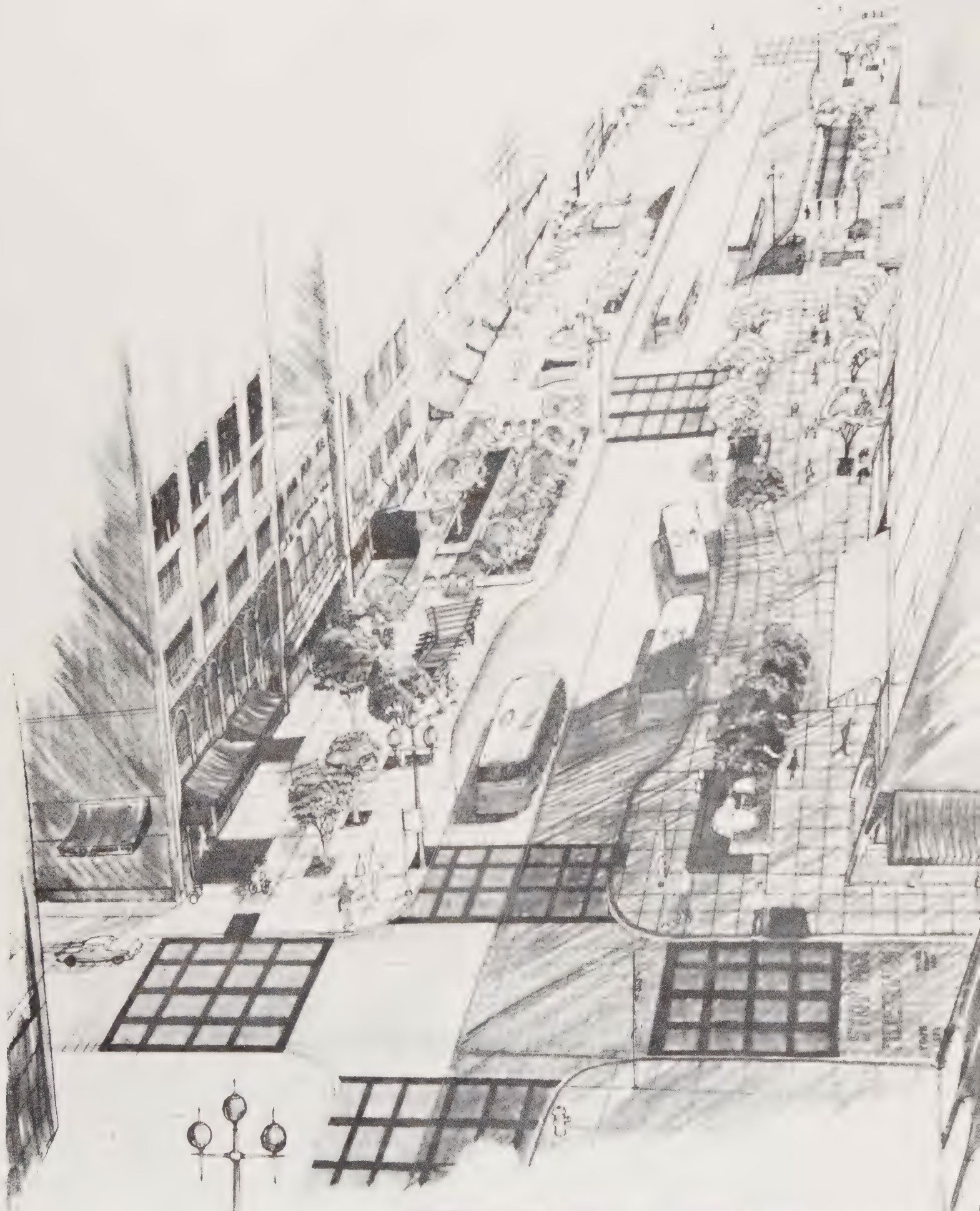
<u>No.</u>	<u>Species</u>	<u>Common Name</u>	<u>Trunk Diameters</u>
approx. 20	<u>Pittosporum undulatum</u> Foundation planting.	Victorian Box	4-10"
7	<u>Eugenia</u> (spp) Foundation planting - severely shaped and so pruned as to preclude identification.		4-10"

Shrubs and Low Cover

many	<u>Pittosporum tobira</u>	Japanese pittosporum	
8+	<u>Hibiscus</u> spp.	Hibiscus	
1	<u>Pittosporum crassifolium</u> (?) - identification doubtful. Plant had been pruned to a small nubbin.		
many	<u>Ilex cornuta</u> spp. Most of these plants had just been pruned to a minimum.	Holly	
many	<u>Rhododendron</u> spp. Plants had been very severely pruned.		
many	<u>Viburnum japonicum</u> Used as low accent	No common name	

General Note: At the time of investigation, the fall pruning had just been completed and most of the low hedge and formal plantings had been very severely pruned so that the plants were almost impossible to identify. For security reasons all of the broad-leaved trees had been pruned to a height that made it very difficult to obtain leaves for absolute identification.





ATTACHMENT 10
SHEET 4 OF 5

BROADWAY BUSWAY AND PEDESTRIAN MALL STUDY

CITY OF LOS ANGELES

DONALD C. TILLMAN - CITY ENGINEER

BROADWAY BUSWAY & PEDESTRIAN MALL STUDY

DATE OF STUDY: 1970
BY: [illegible]

PLAN
SCALE: 1" = 20' 0"

SUB LOADING BAY

CONCOURSE
FURNITURE

SUB LANES

FREIGHT & PASSENGER
LOADING BAY

SHELTER

FREIGHT & PASSENGER
LOADING BAY

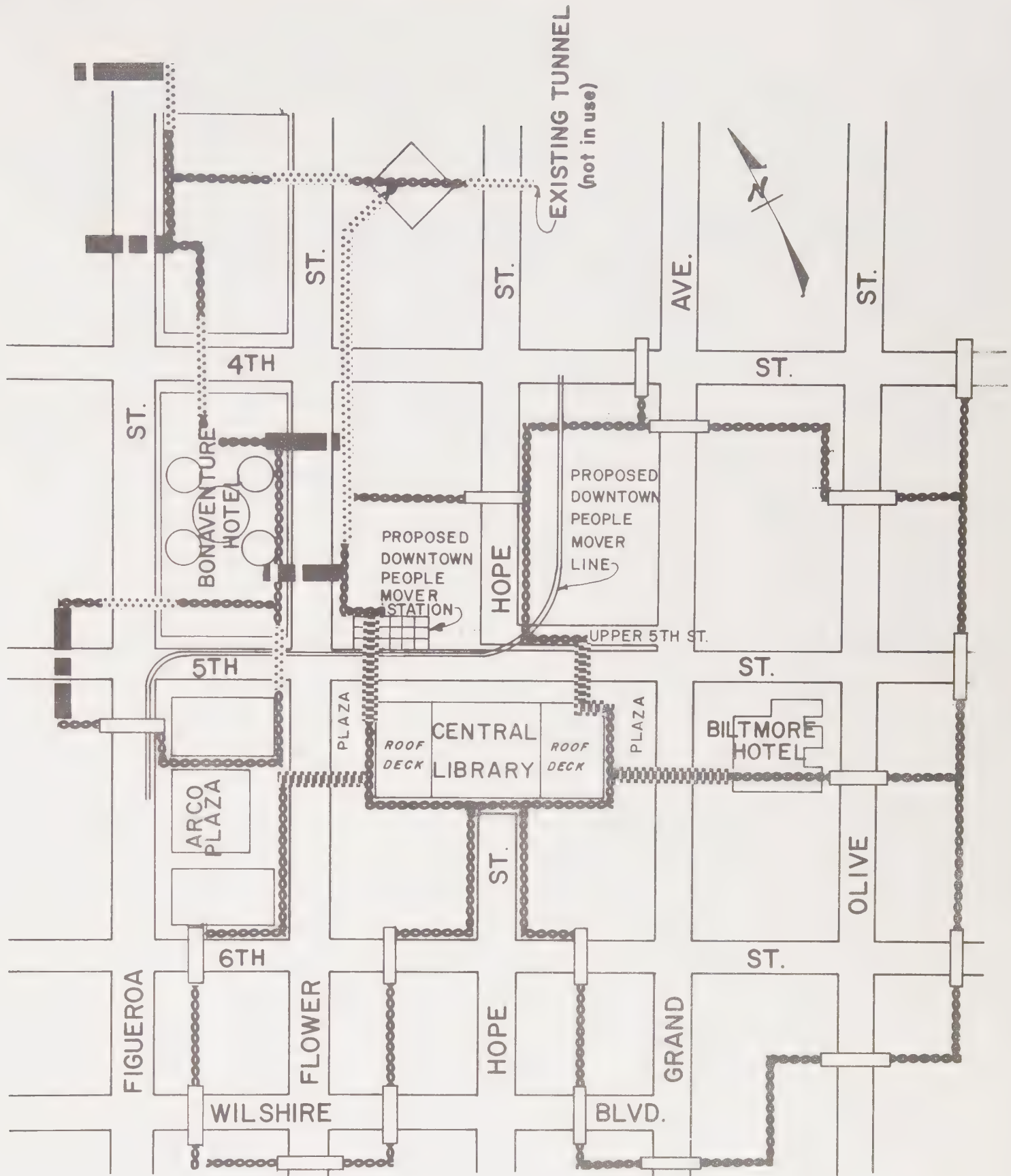
REST AREA

PEDESTRIAN CROSSING

SUB LOADING BAY

PEDESTRIAN CROSSING

TYPICAL BLOCK



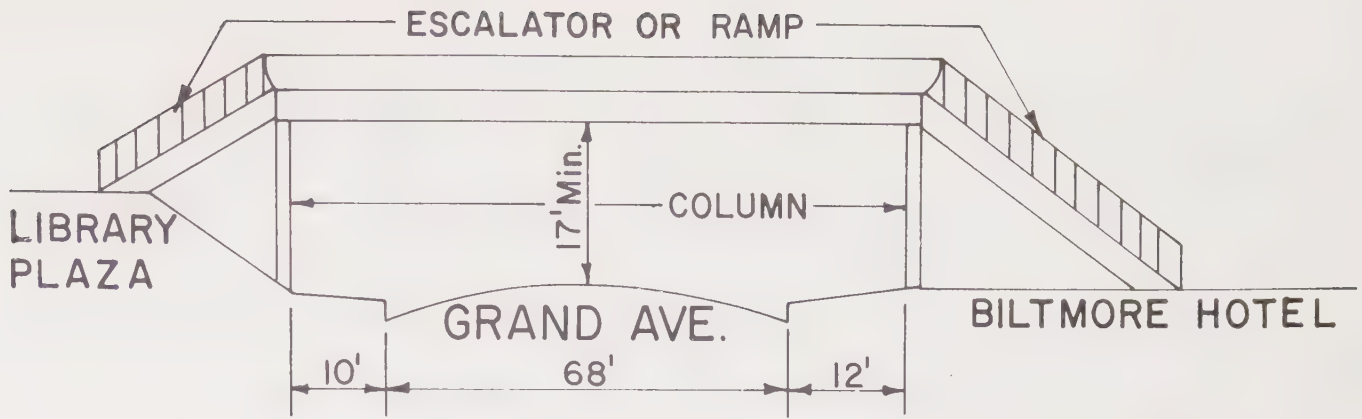
LEGEND

- PROPOSED PEDWAYS FOR CENTRAL LIBRARY
- EXISTING PEDWAYS
- DOWNTOWN PEOPLE MOVER
- FUTURE PEDWAY SYSTEM
- PEDWAYS PLANNED BY C.R.A.
- PEDESTRIAN CIRCULATION

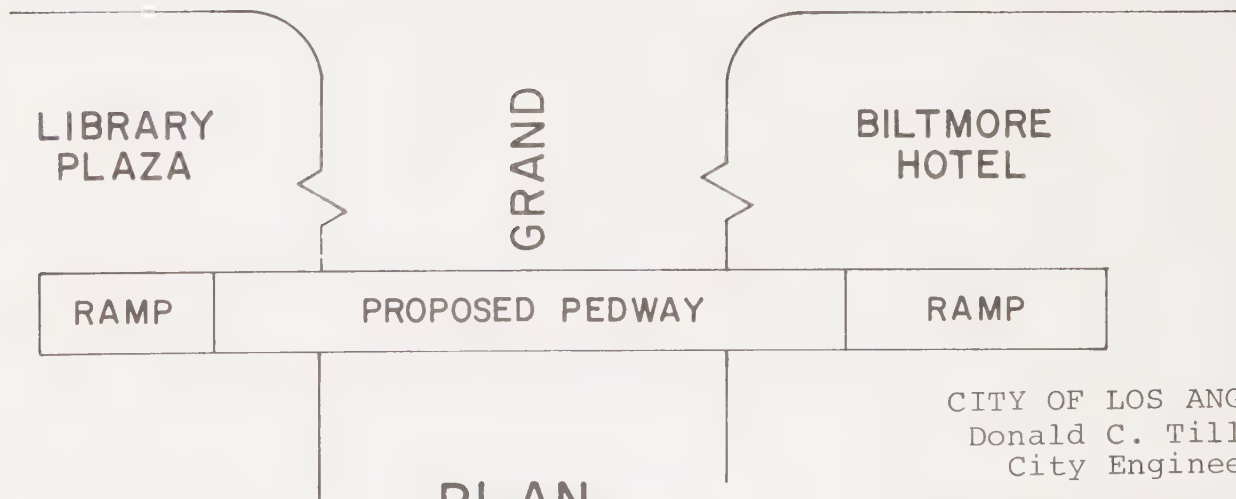
CITY OF LOS ANGELES
Donald C. Tillman
City Engineer

PEDWAY MAP FOR CENTRAL LIBRARY

NO SCALE



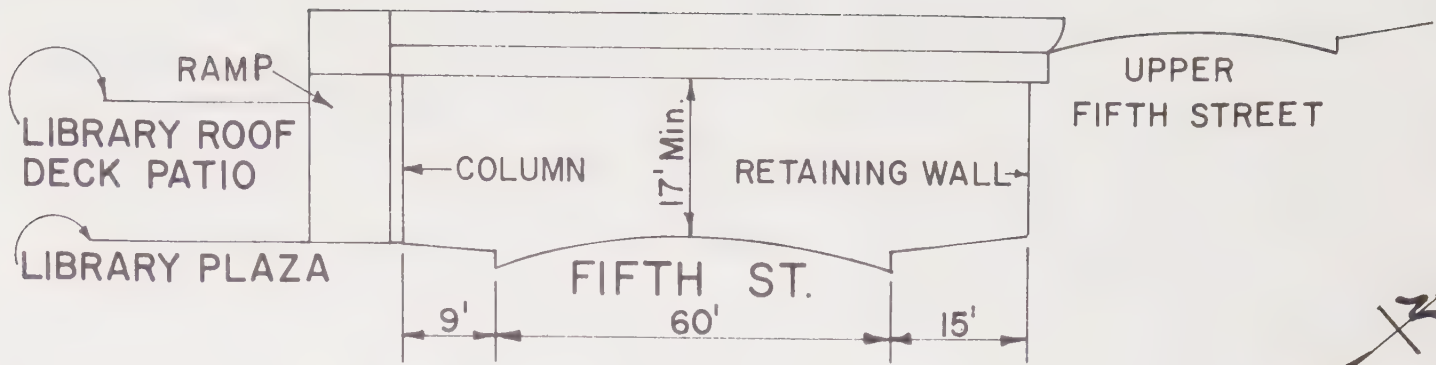
PROFILE



PLAN

CITY OF LOS ANGELES
Donald C. Tillman
City Engineer

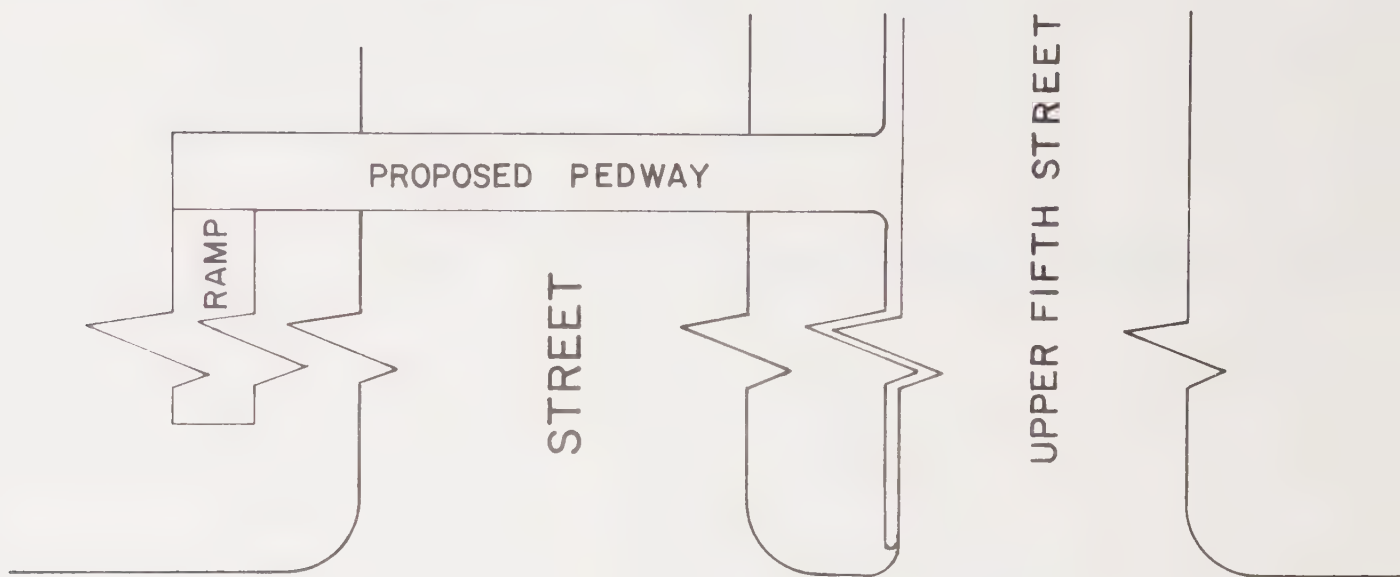
GRAND AVENUE S/O
FIFTH STREET
PEDESTRIAN OVERCROSSING



FIFTH STREET - LOOKING WEST
(AT NEW EXPANSION E/O EXISTING LIBRARY)

PROFILE

NO SCALE



GRAND

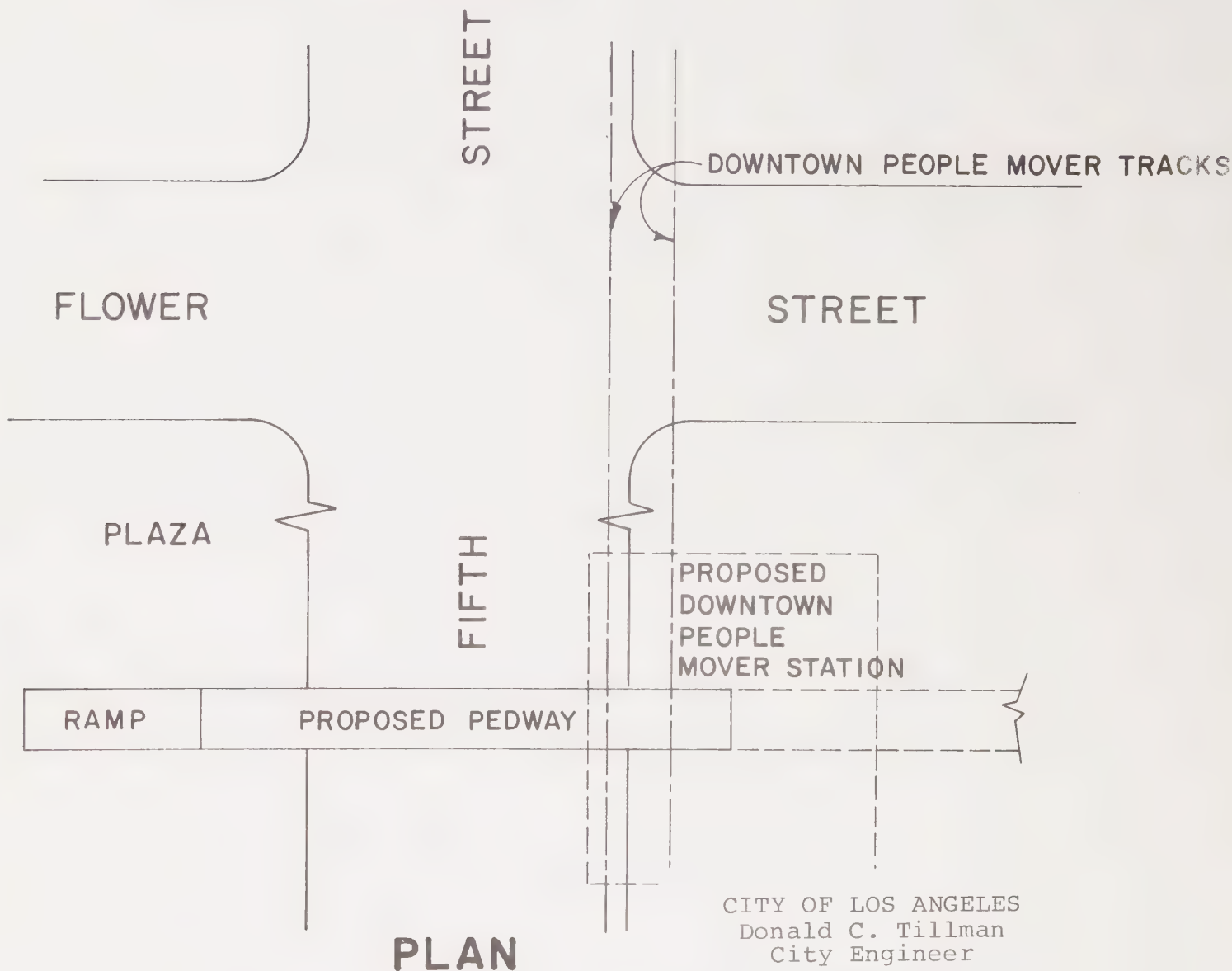
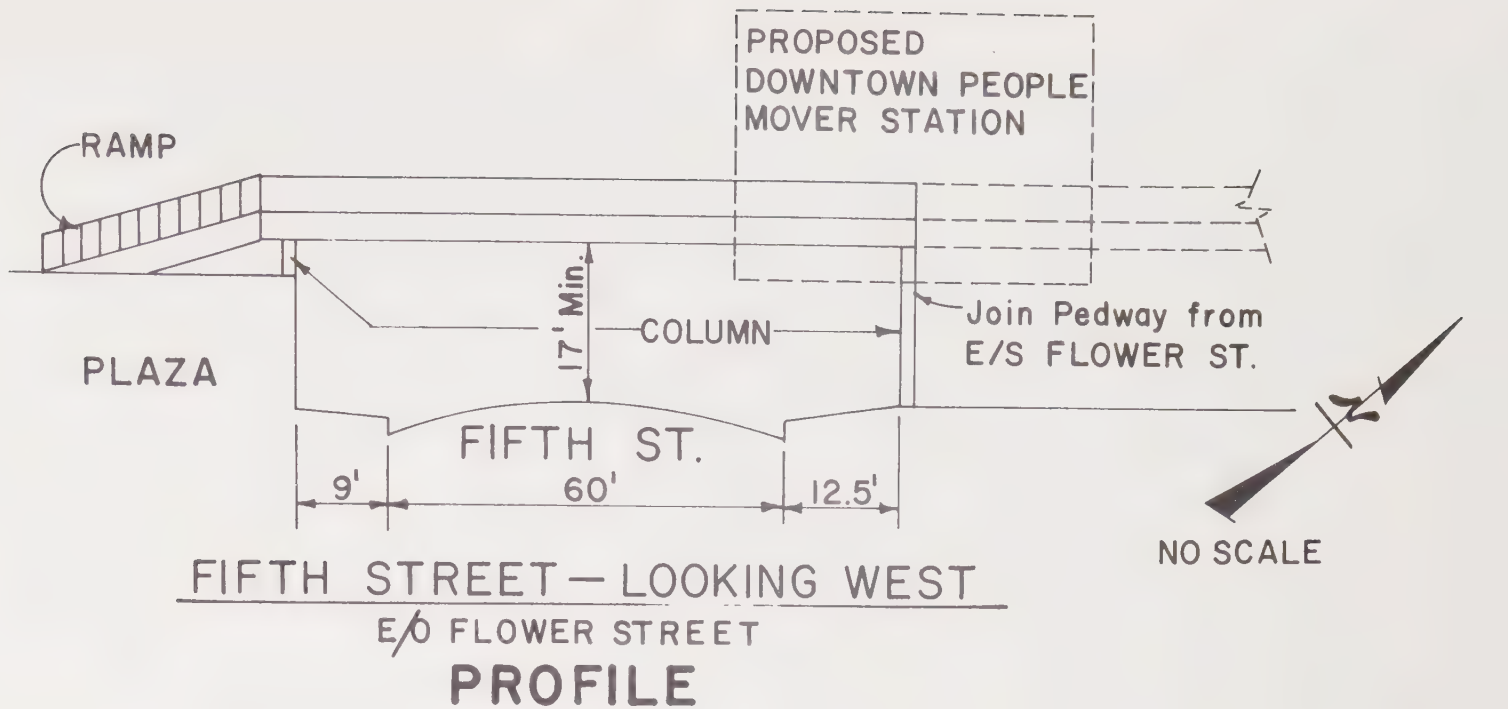
AVENUE



PLAN

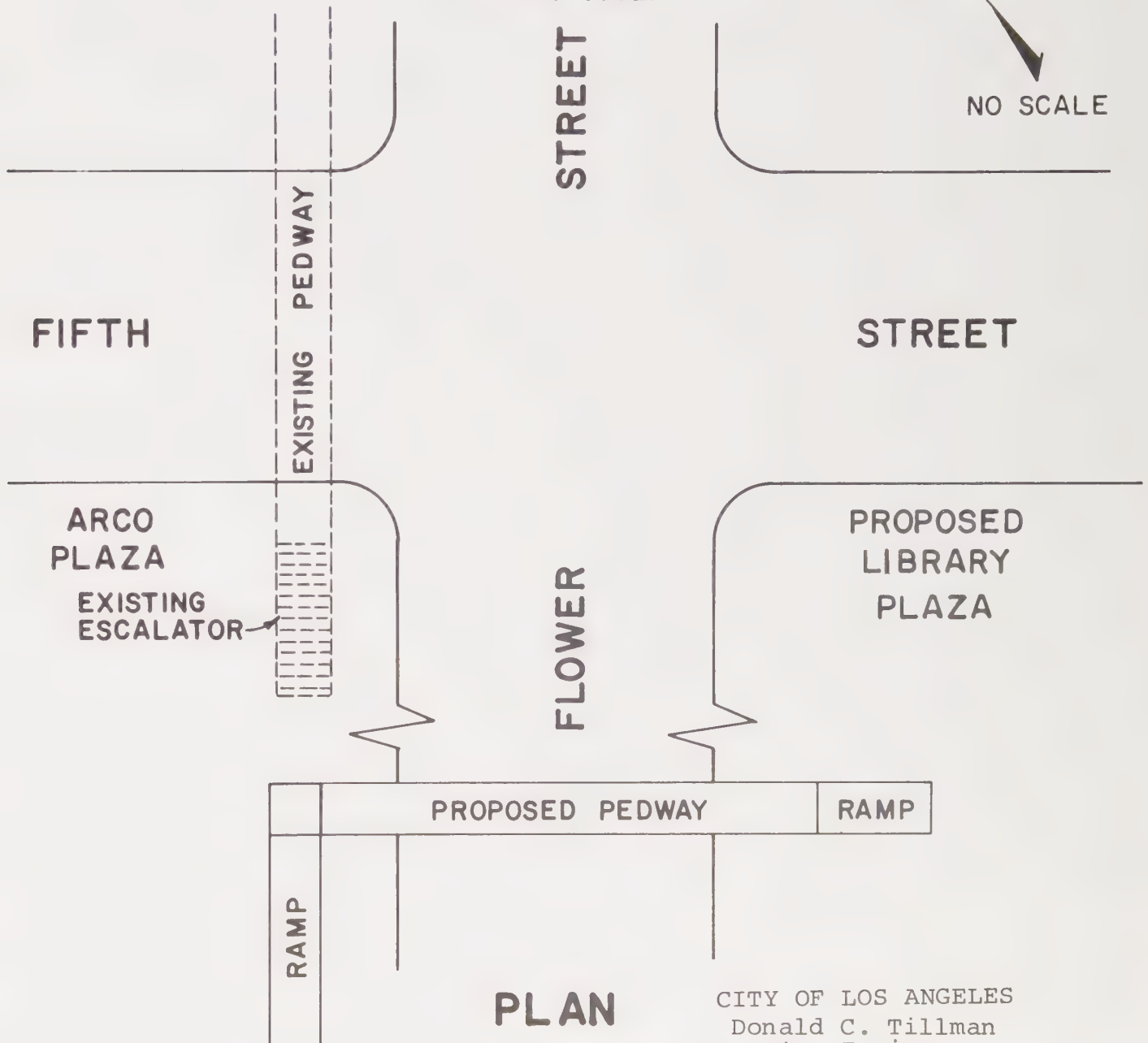
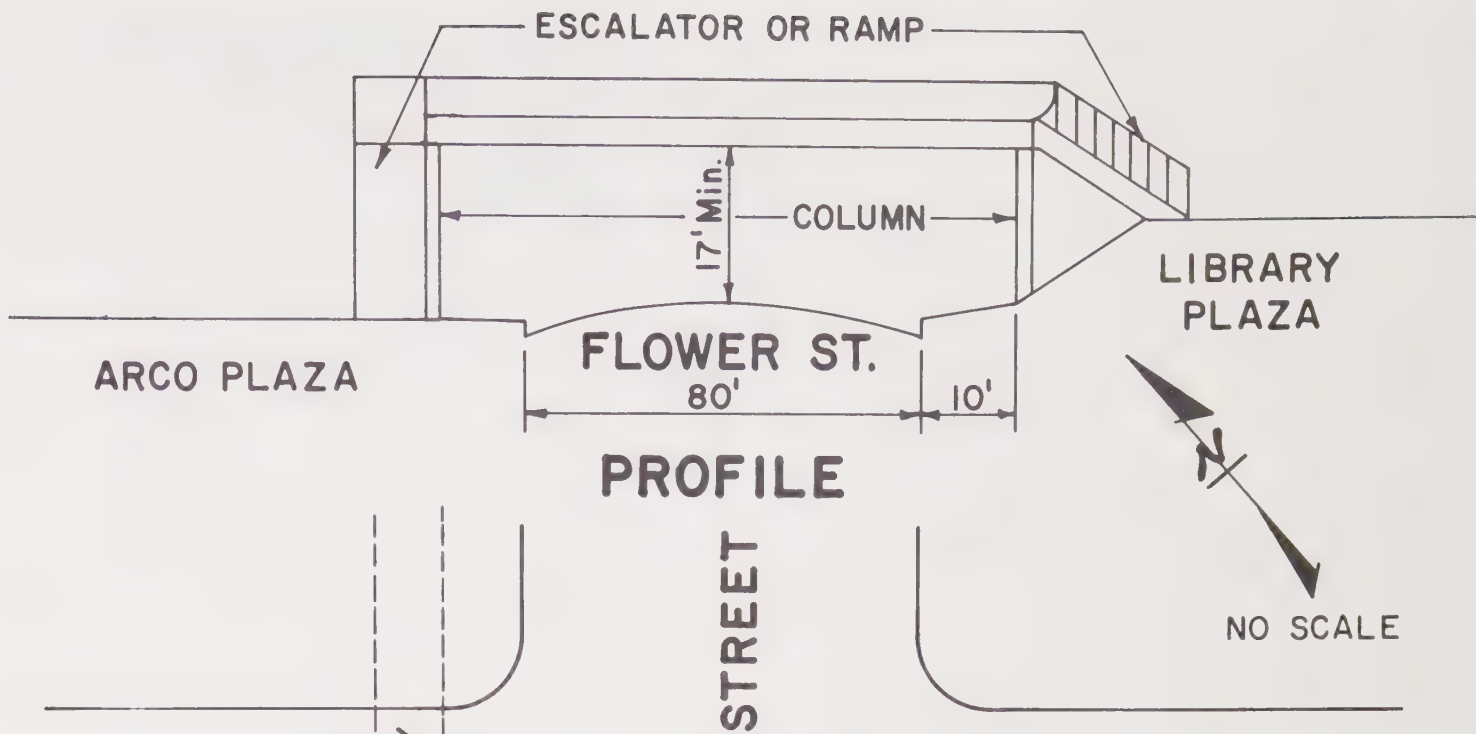
CITY OF LOS ANGELES
Donald C. Tillman
City Engineer

FIFTH STREET W/O
GRAND AVENUE







FIFTH STREET E/O
FLOWER STREET

PEDESTRIAN OVERCROSSING



CITY OF LOS ANGELES
 Donald C. Tillman
 City Engineer

**FLOWER STREET S/O
 FIFTH STREET
 PEDESTRIAN OVERCROSSING**

- LEGEND
-  Indicates above grade addition to library
 -  Indicates at grade construction
 -  Indicates below grade addition to library
 -  Indicates elevation of above grade addition to library

CENTRAL LIBRARY KEY



FLOWER STREET

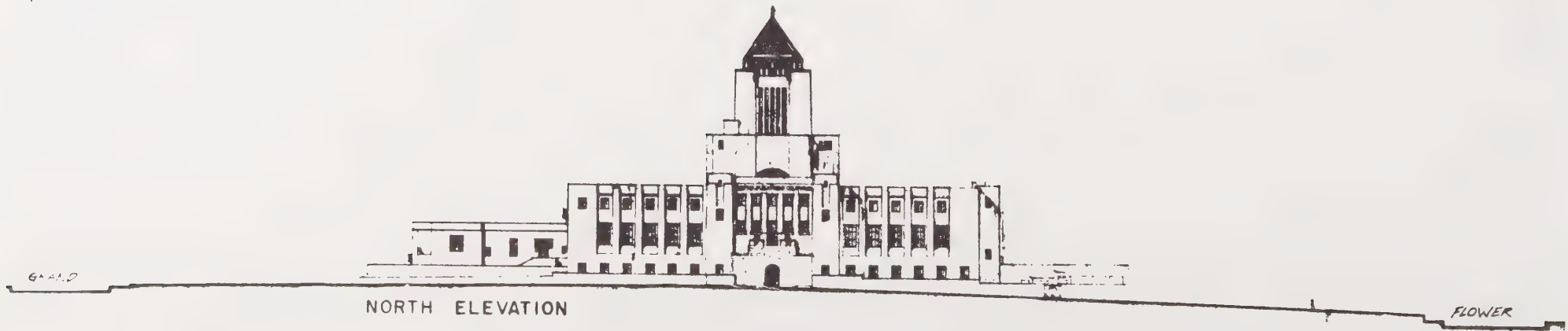
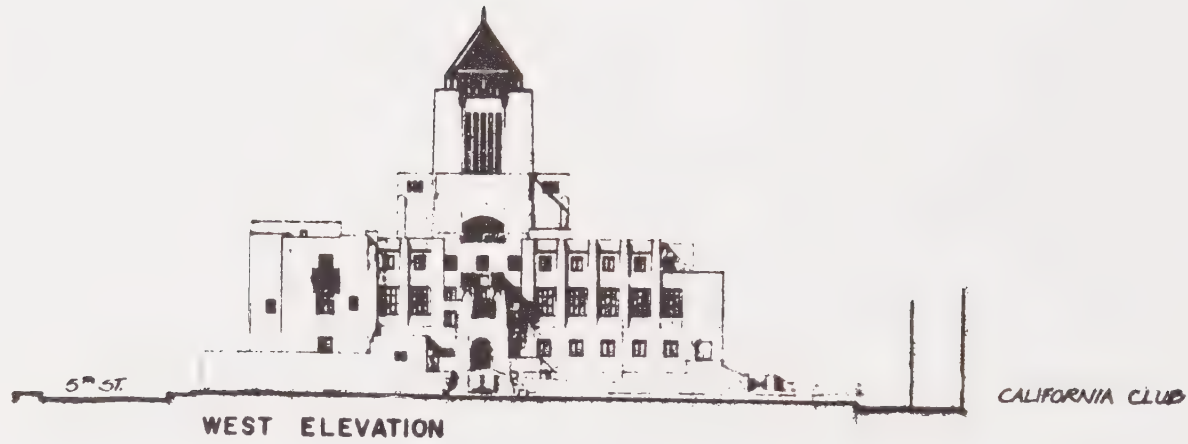
57TH STREET

6TH AVENUE

ATTACHMENT NO. 1

CENTRAL LIBRARY

ALTERNATE NO. 1



DRAWN BY PHOTOGRAPHICALLY REPRODUCED FROM THE ARCHITECT'S DRAWINGS DATED FEB 20, 1924.

ALTERNATE NO. 1

NAME AND LOCATION OF STRUCTURE
LOS ANGELES PUBLIC LIBRARY
630 WEST FIFTH STREET LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA

0 10 20 40 60
FEET

Flower Street

California Club

Hope Street

Church of the
Open Door

Crocker Bank

Biola Hotel

Children's Wing

Court

Children's

Central Library Building

Grand Avenue

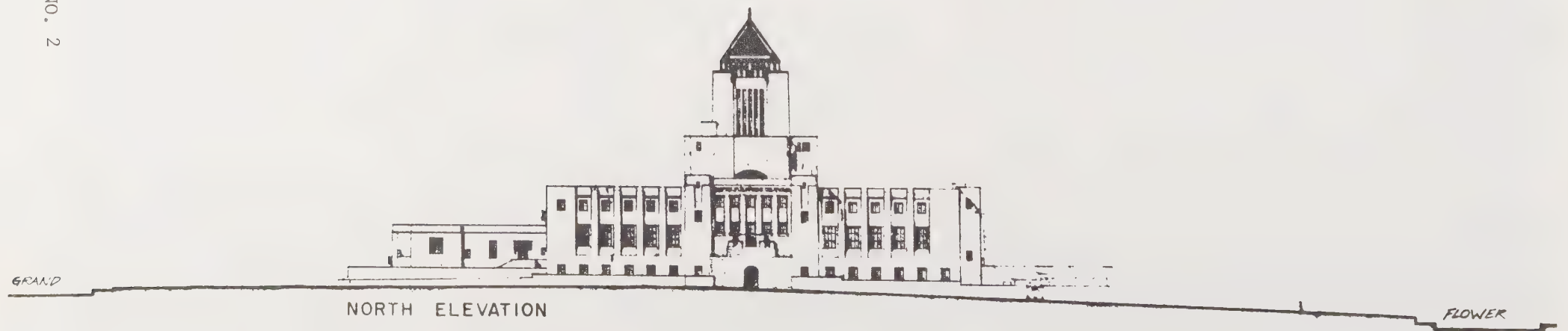
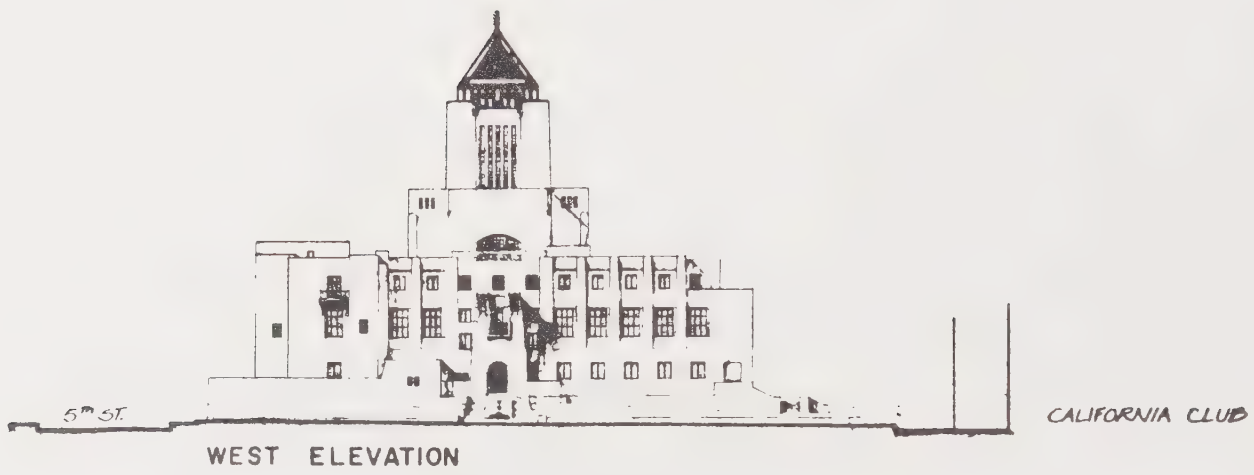
Fifth Street

ALTERNATE NO. 2

Retaining Wall & Stairs

Hope
Street

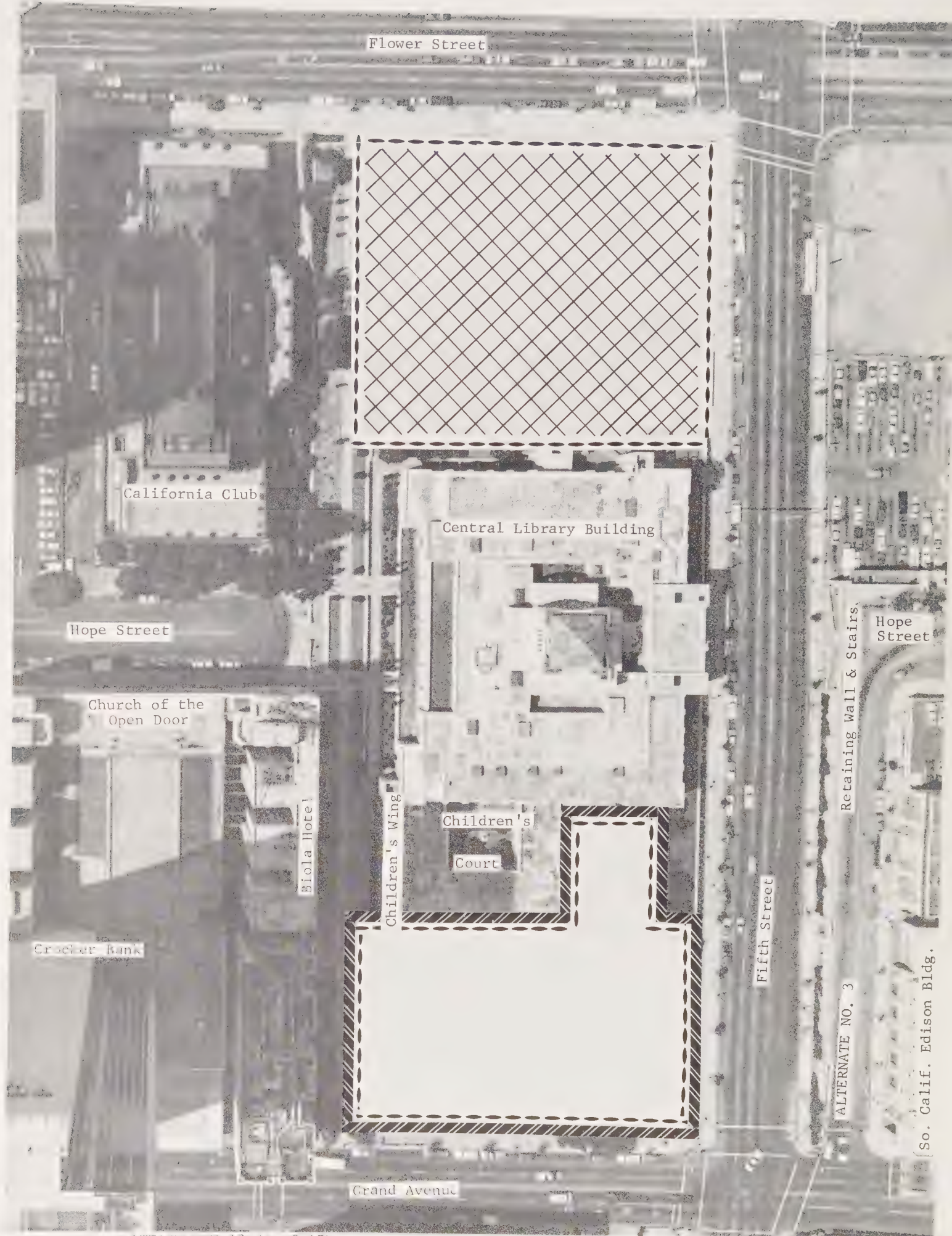
So. Calif. Edison Bldg.



DRAWN BY PHOTOGRAPHICALLY REPRODUCED FROM THE ARCHITECT'S DRAWINGS DATED FEB 20, 1924.

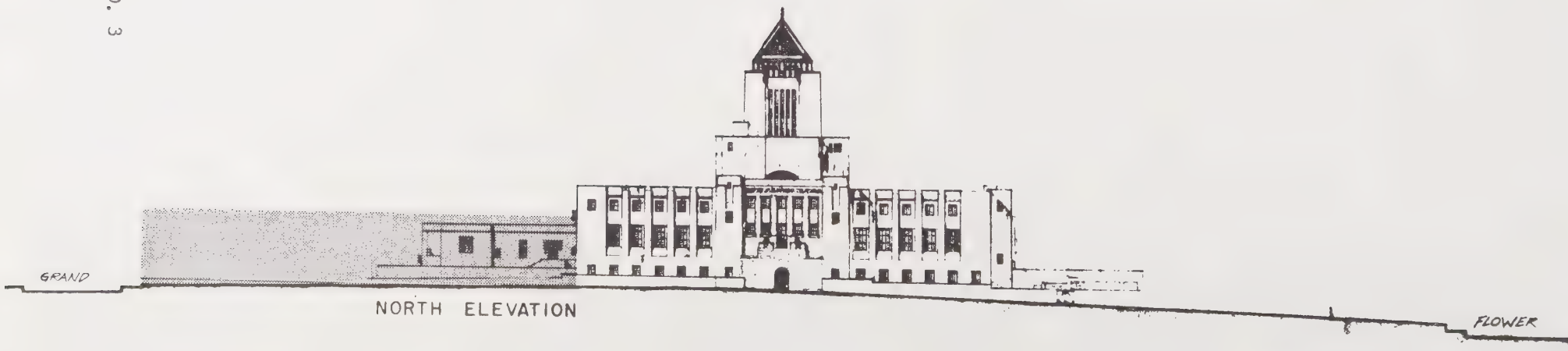
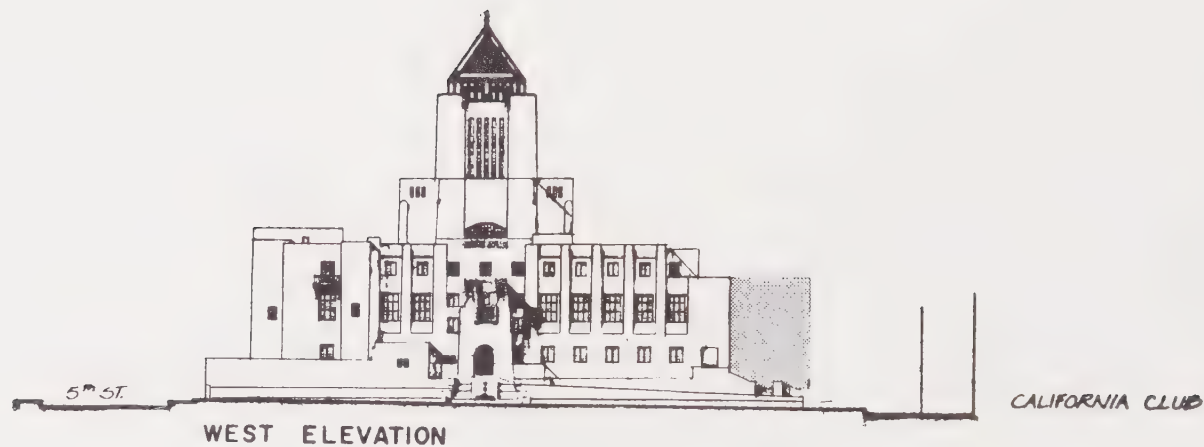
ALTERNATE NO. 2

NAME AND LOCATION OF STRUCTURE
LOS ANGELES PUBLIC LIBRARY
630 WEST FIFTH STREET LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA



ATTACHMENT 12 (6 of 17)

ALTERNATE NO. 3



DRAWN BY PHOTOGRAPHICALLY REPRODUCED FROM THE ARCHITECT'S DRAWINGS DATED FEB 20, 1924.

ALTERNATE NO. 3

NAME AND LOCATION OF STRUCTURE
LOS ANGELES PUBLIC LIBRARY
830 WEST FIFTH STREET LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA

0 10 20 40 60

Flower Street

California Club

Hope Street

Church of the
Open Door

Crocker Bank

Biola Hotel

Central Library Building

Grand Avenue

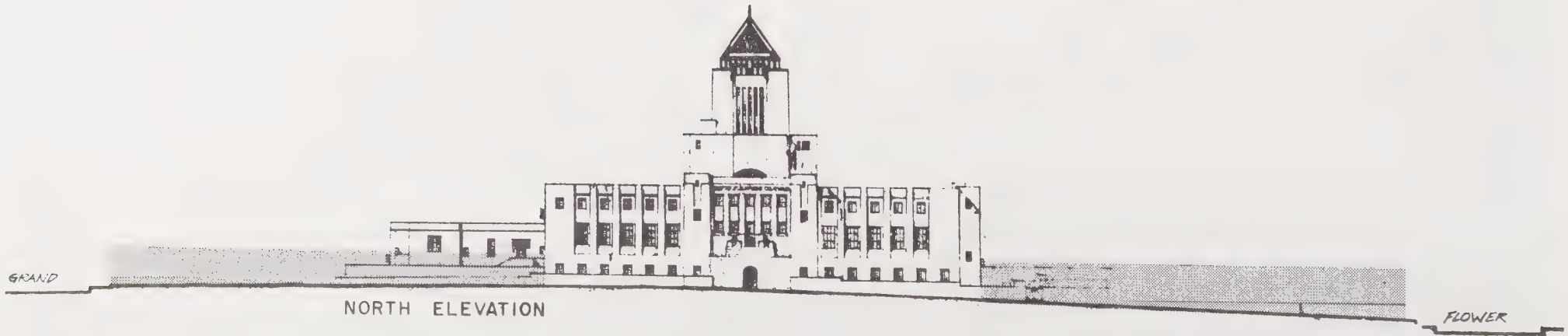
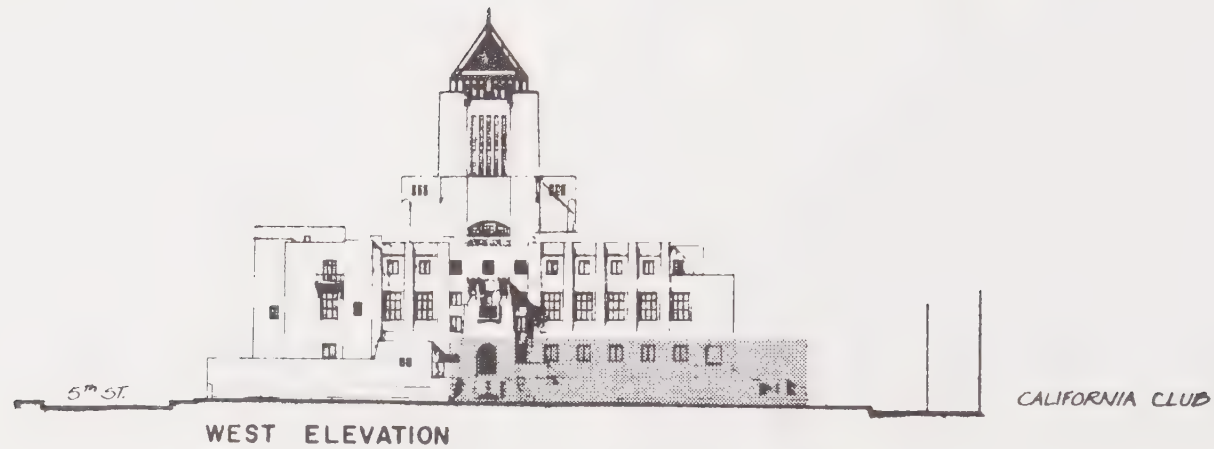
Fifth Street

Retaining Wall & Stairs

Hope
Street

So. Calif. Edison Bldg.

ALTERNATE 4a



DRAWN BY PHOTOGRAPHICALLY REPRODUCED FROM THE ARCHITECT'S DRAWINGS DATED FEB 20, 1924.

ALTERNATE 4a

NAME AND LOCATION OF STRUCTURE
LOS ANGELES PUBLIC LIBRARY
630 WEST FIFTH STREET LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA

0 10 20 40 60
FEET

Flower Street

California Club

Central Library Building

Hope Street

Church of the
Open Door

Biola Hotel

Crocker Bank

Hope Street

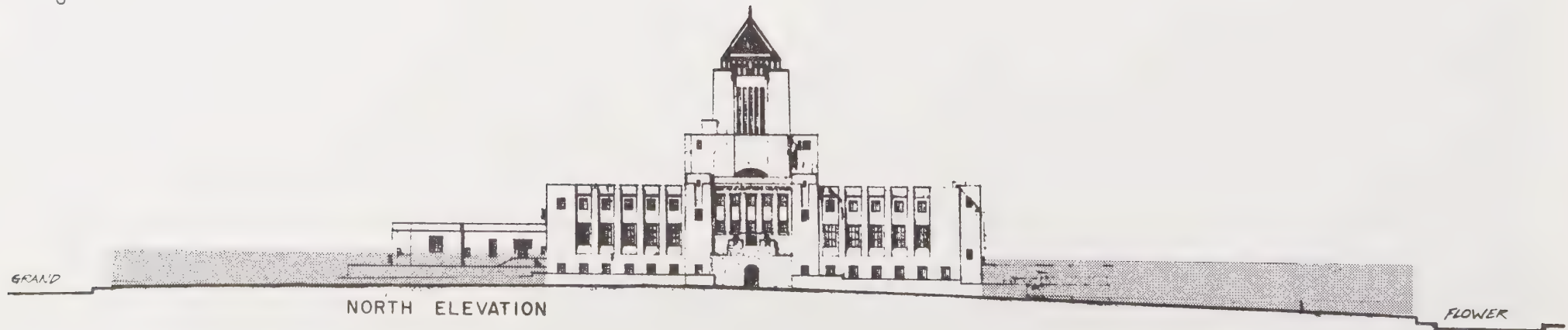
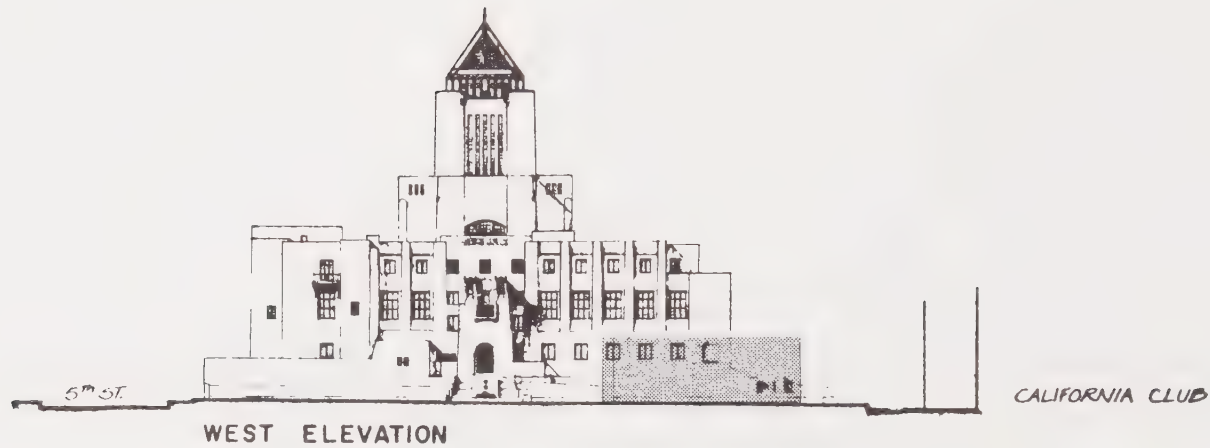
Retaining Wall & Stairs

Fifth Street

So. Calif. Edison Bldg.

Grand Avenue

ALTERNATE 4b



DRAWN BY PHOTOGRAPHICALLY REPRODUCED FROM THE ARCHITECT'S DRAWINGS DATED FEB. 20, 1924.

ALTERNATE 4b

NAME AND LOCATION OF STRUCTURE
LOS ANGELES PUBLIC LIBRARY
630 WEST FIFTH STREET LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA

0 10 20 40 60
Feet

ATTACHMENT 12 (11 of 17)

CITY OF LOS ANGELES
DONALD C. TILLMAN
CITY ENGINEER

Flower Street

California Club

Central Library Building

Hope Street

Hope Street

Church of the
Open Door

Biola Hotel

Crocker Bank

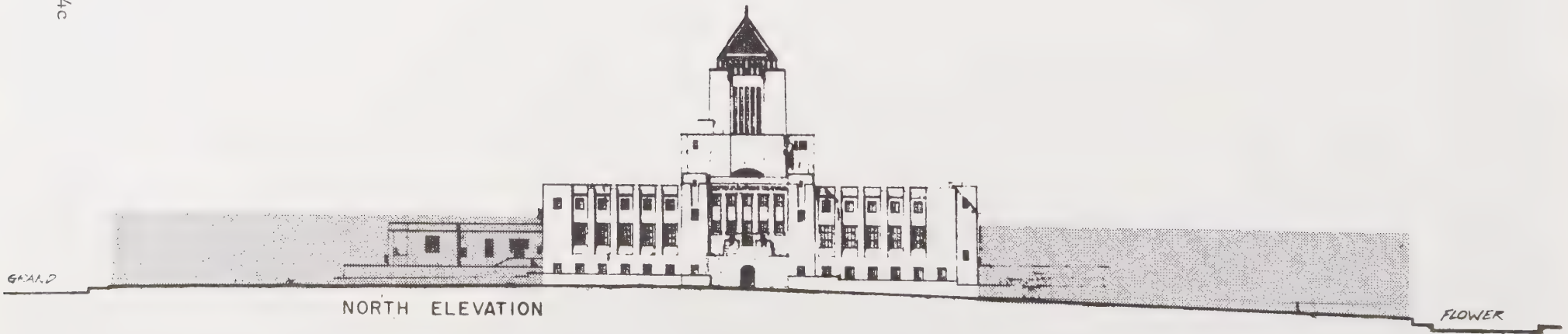
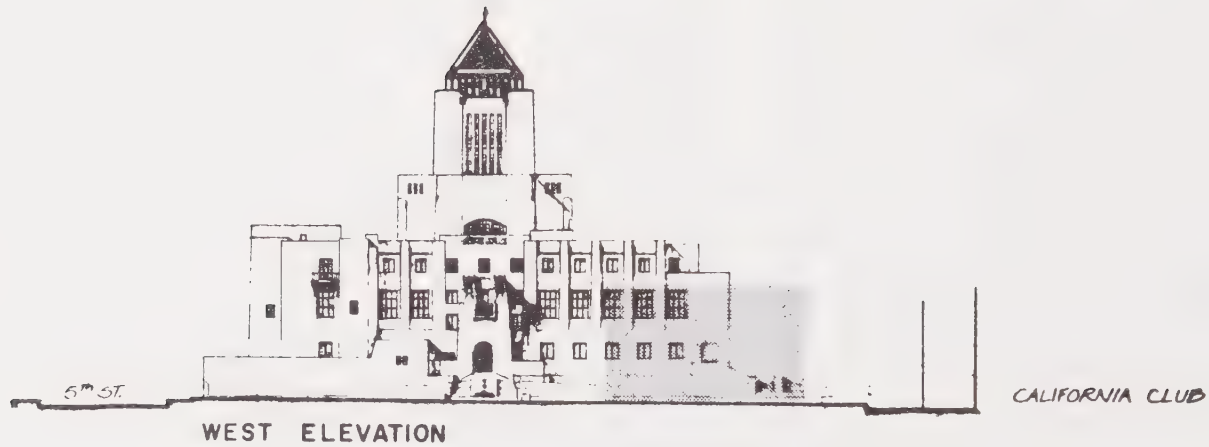
Retaining Wall & Stairs

Fifth Street

So. Calif. Edison Bldg.

Grand Avenue

ALTERNATE 4c



0 10 20 40 60
Feet

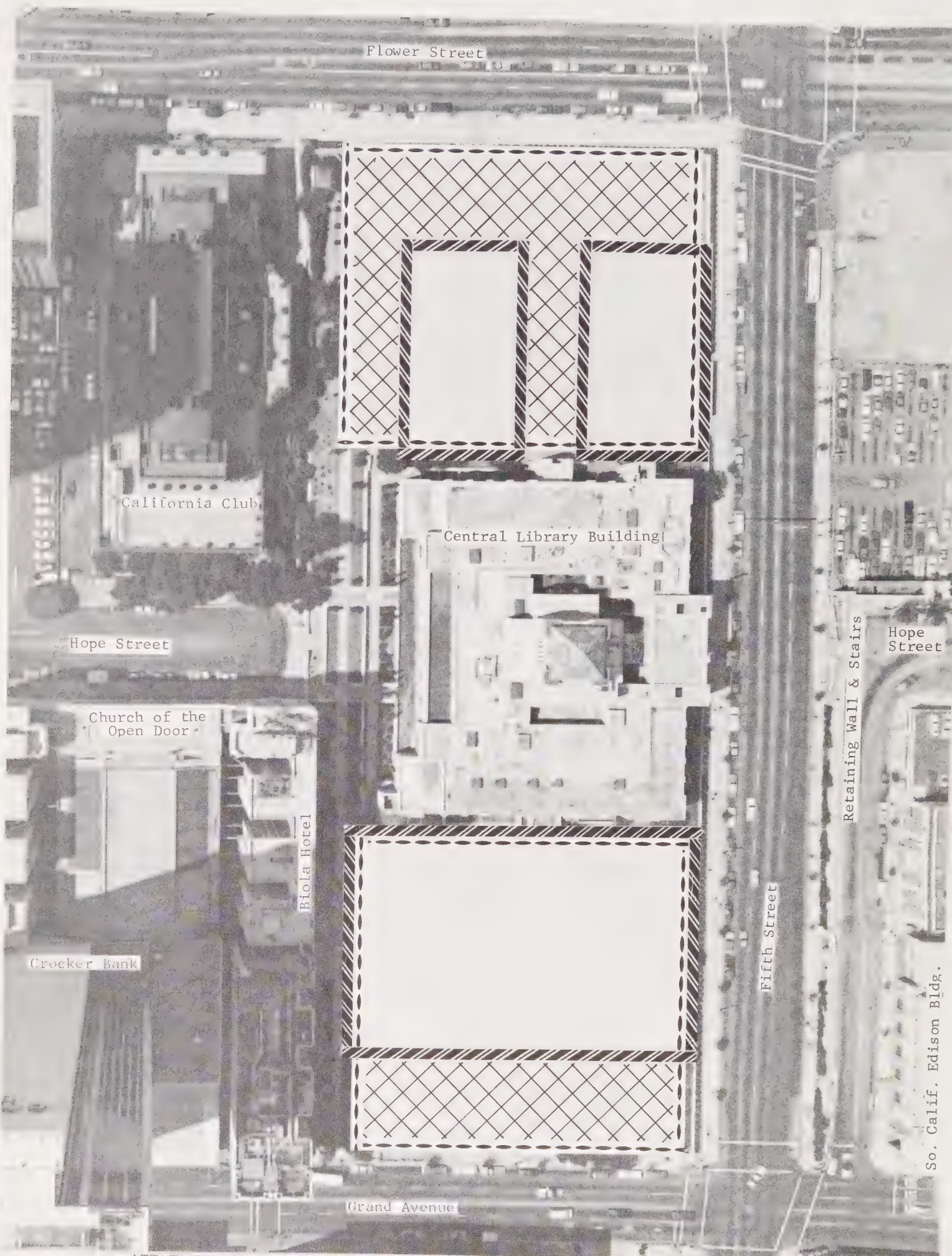
DRAWN BY PHOTOGRAPHICALLY REPRODUCED FROM THE ARCHITECT'S DRAWINGS DATED FEB 20, 1924.

ALTERNATE 4c

NAME AND LOCATION OF STRUCTURE
LOS ANGELES PUBLIC LIBRARY
630 WEST FIFTH STREET
LOS ANGELES LOS ANGELES COUNTY, CALIFORNIA

ATTACHMENT 12 (13 of 17)

CITY OF LOS ANGELES
DONALD C. TILLMAN
CITY ENGINEER



Flower Street

California Club

Central Library Building

Hope Street

Church of the
Open Door

Biola Hotel

Crocker Bank

Retaining Wall & Stairs

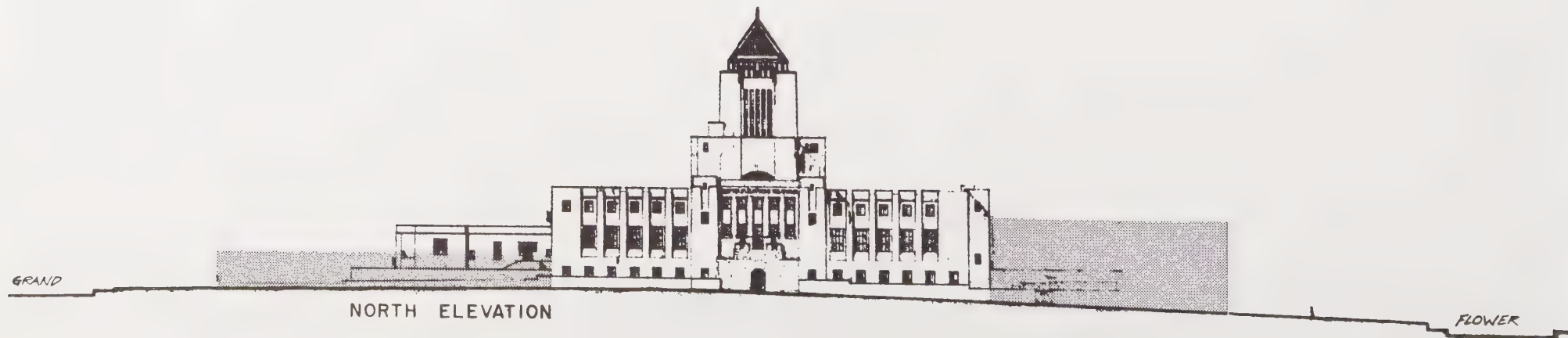
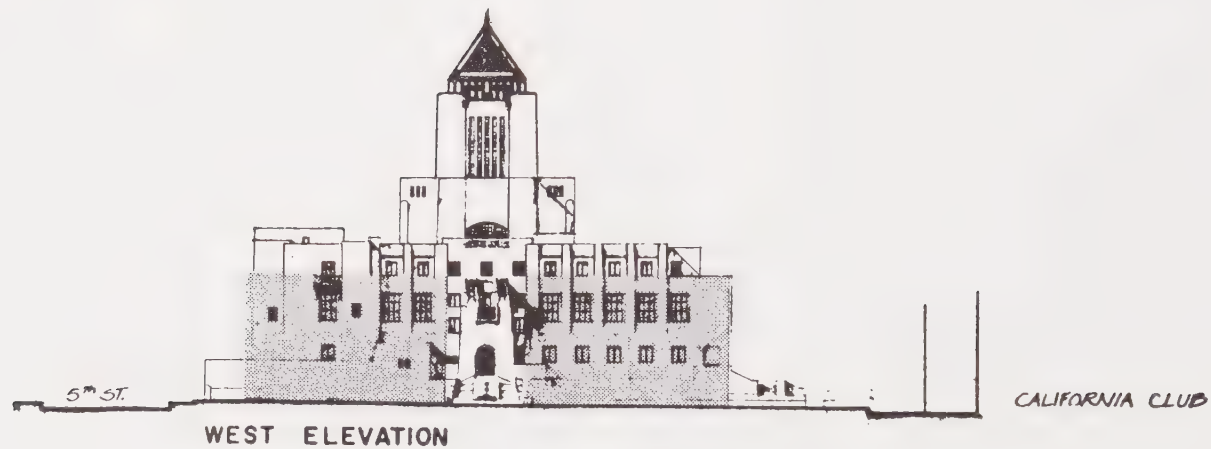
Hope Street

Fifth Street

So. Calif. Edison Bldg.

Grand Avenue

ALTERNATE 4d

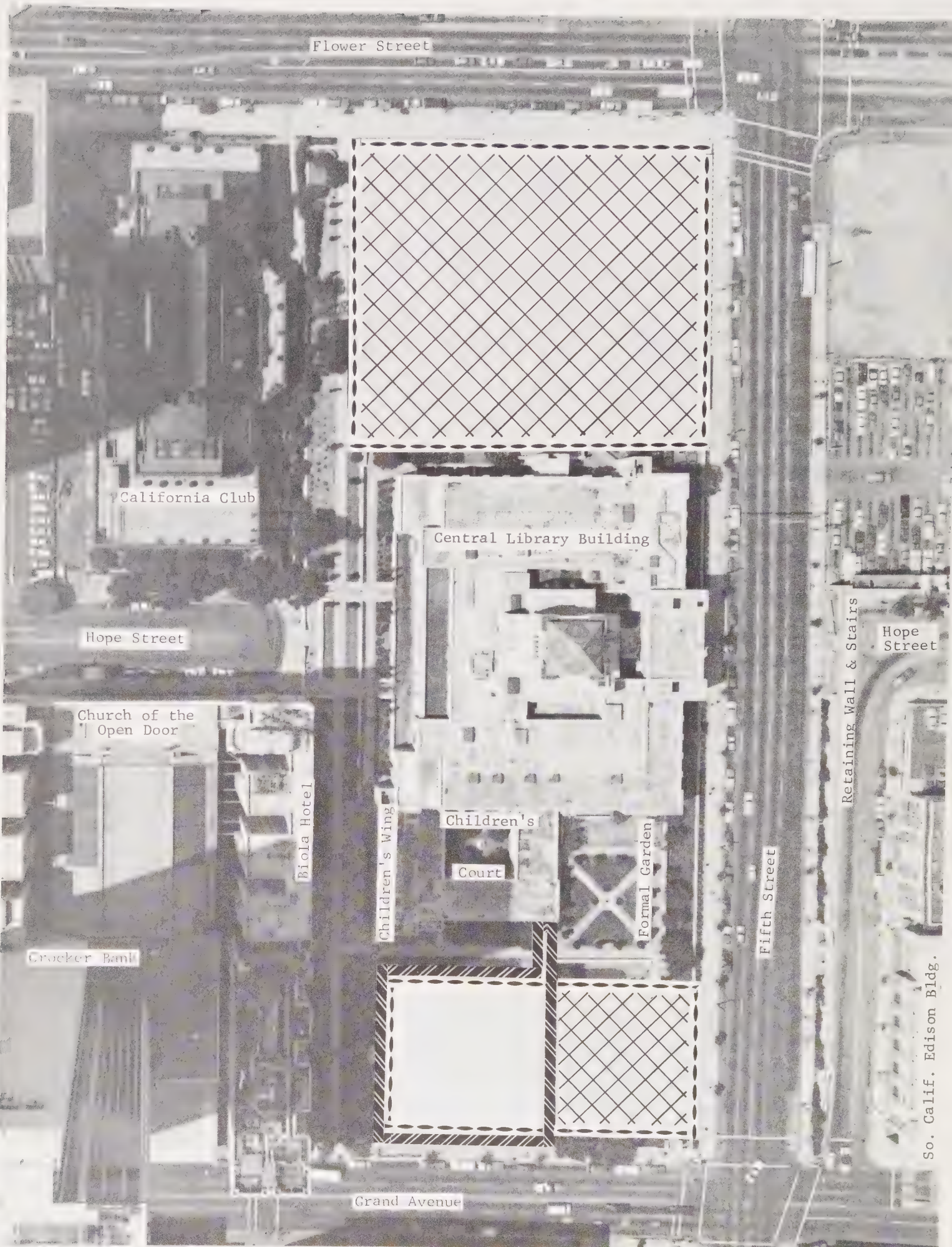


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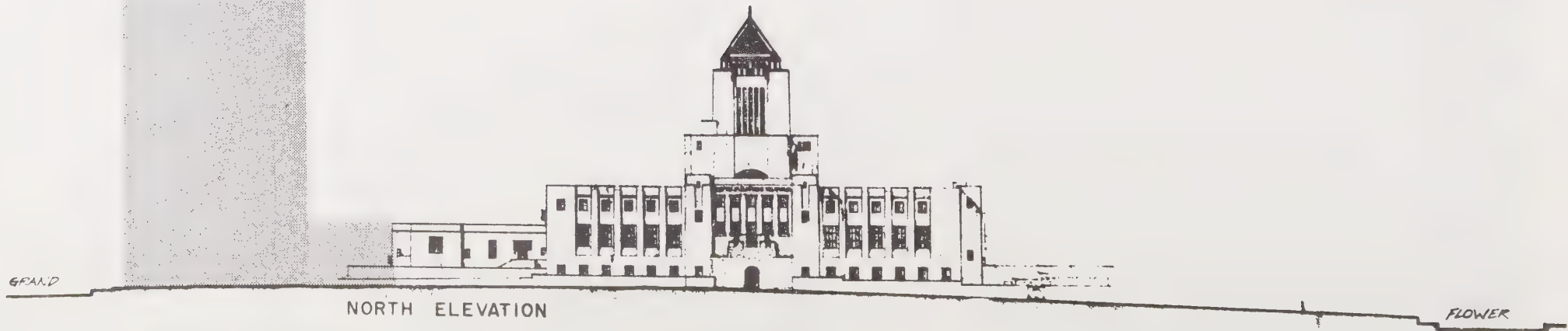
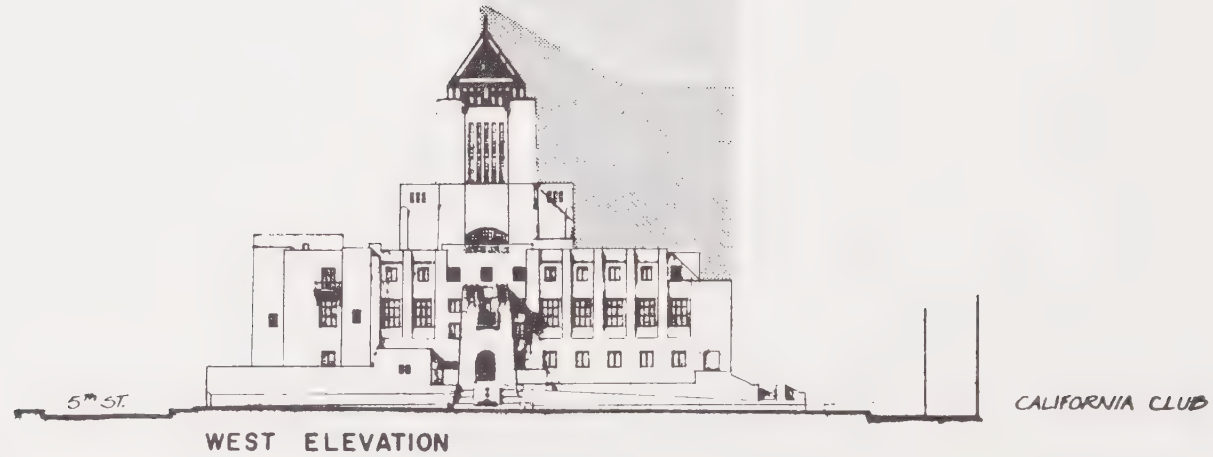
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LOS ANGELES
LOS ANGELES COUNTY, CALIFORNIA

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ALTERNATE 5



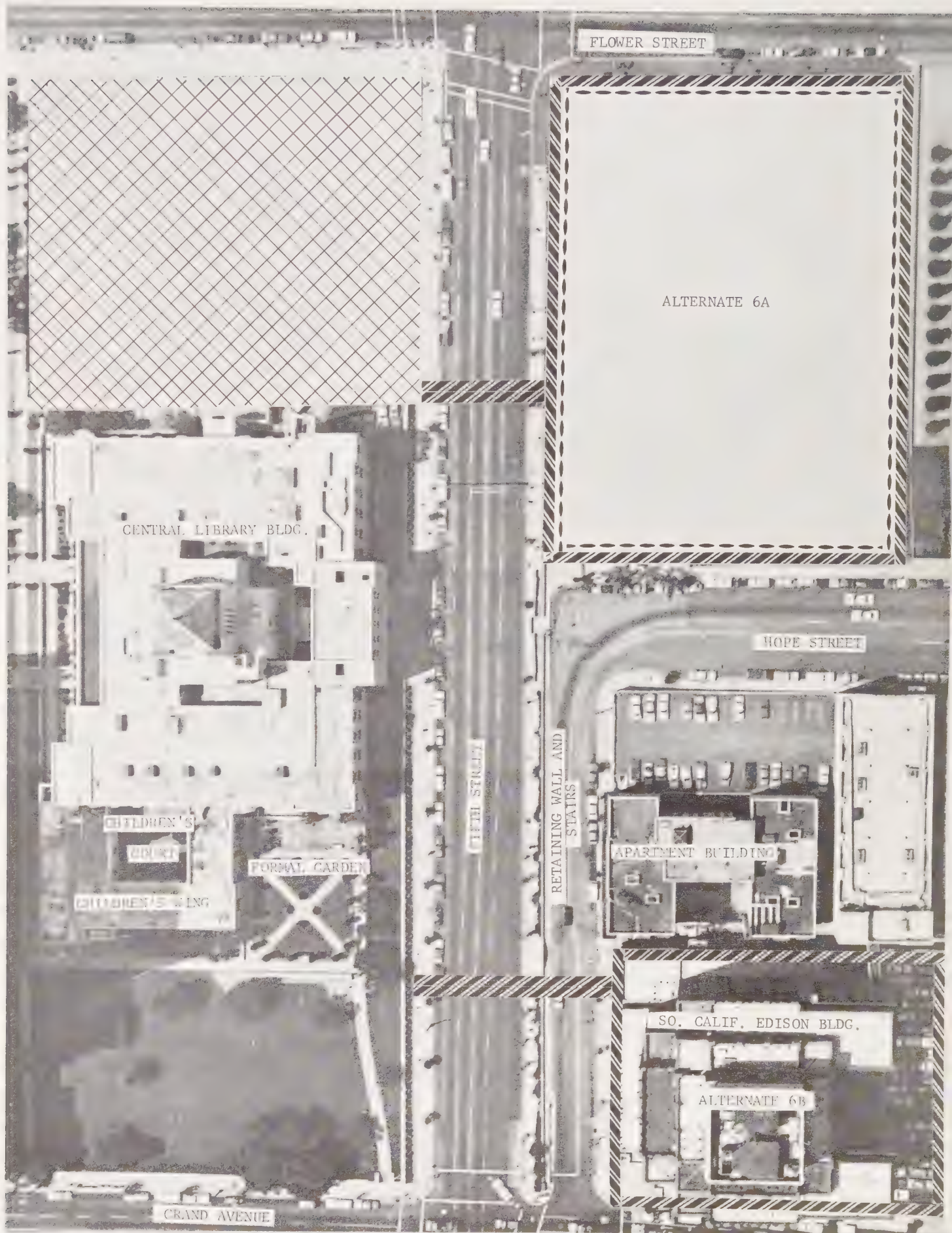
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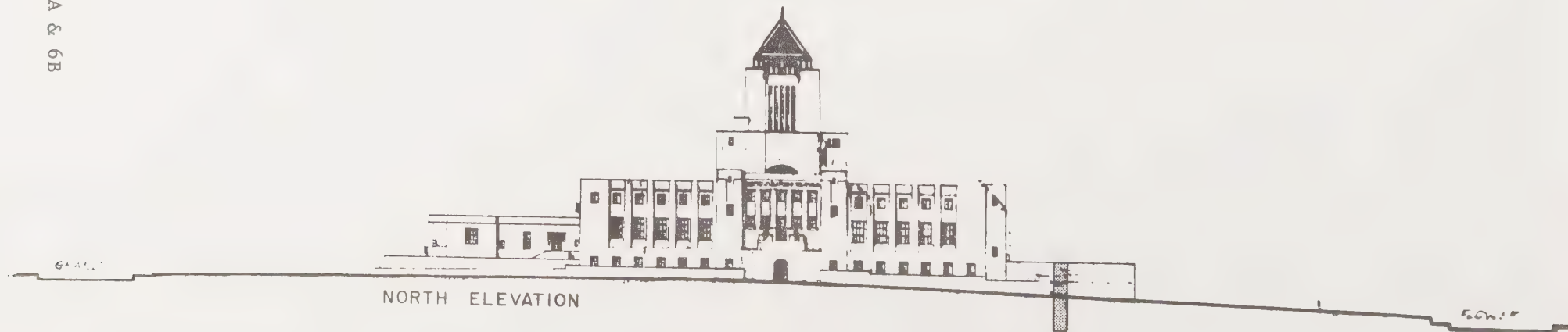
CITY OF LOS ANGELES
DONALD C. TILLMAN
CITY ENGINEER



ALTERNATE 6A and 6B



ALTERNATE 6A & 6B



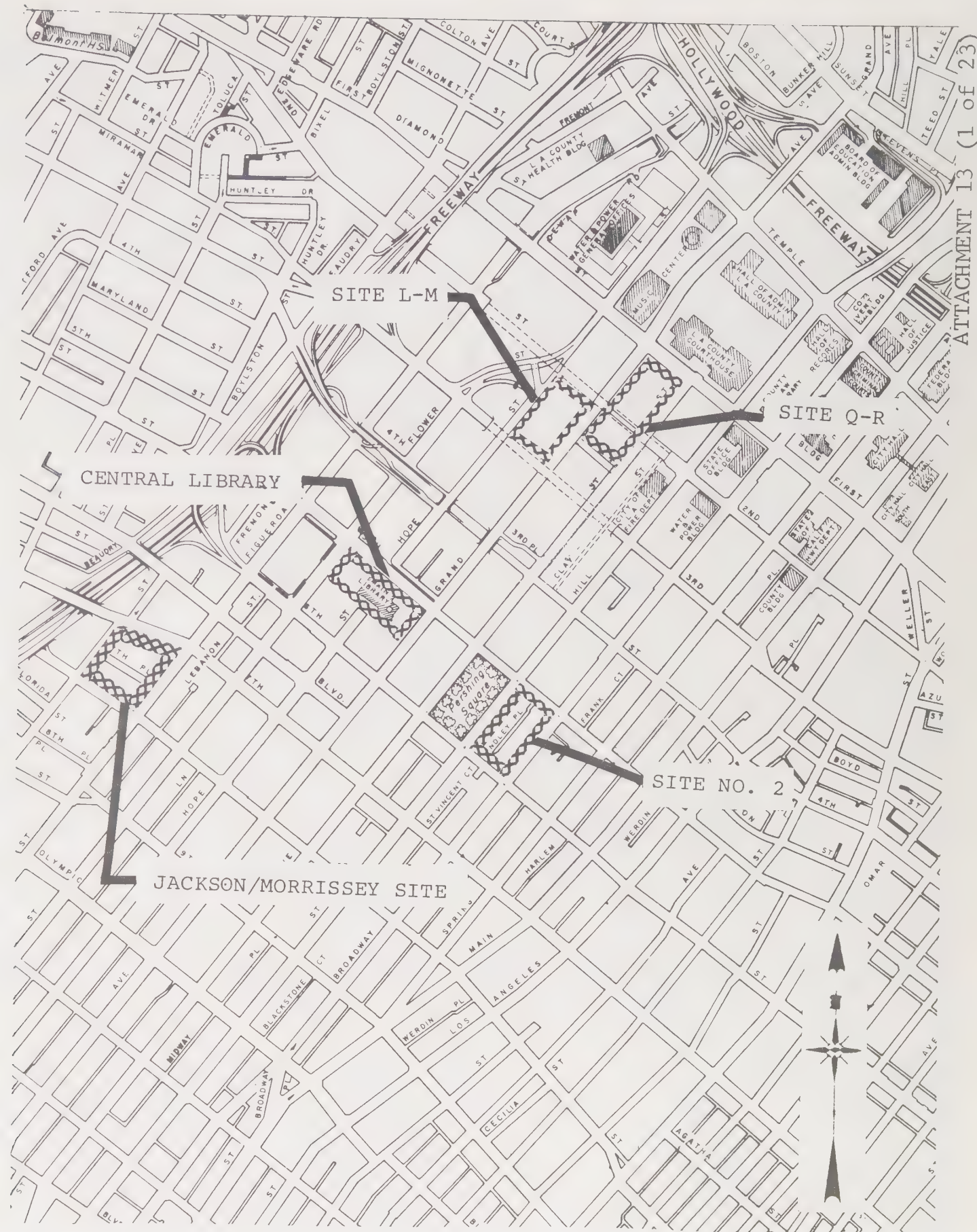
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ALTERNATE 6A & 6B

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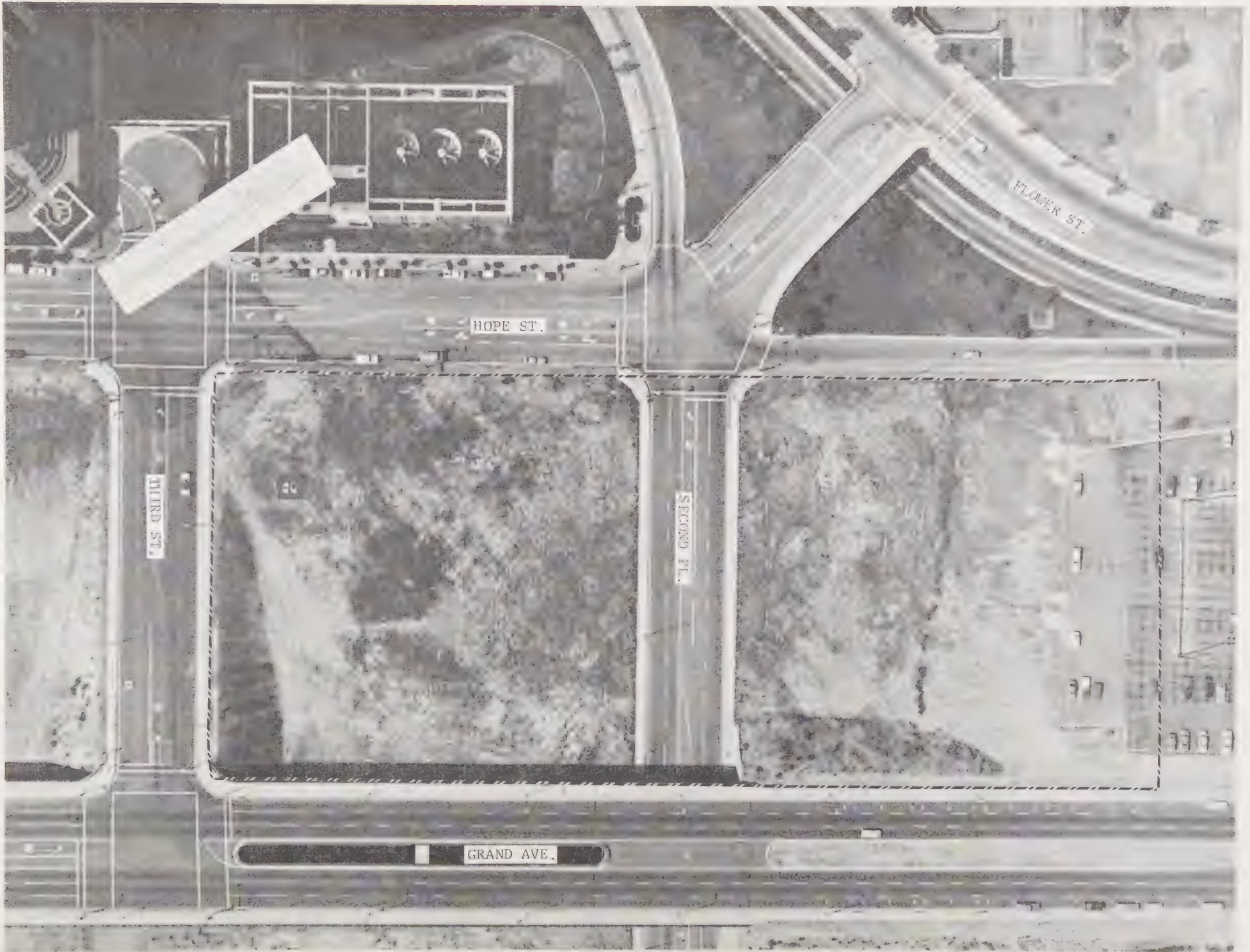
CITY OF LOS ANGELES
DONALD C. TILLMAN
CITY ENGINEER



VICINITY MAP



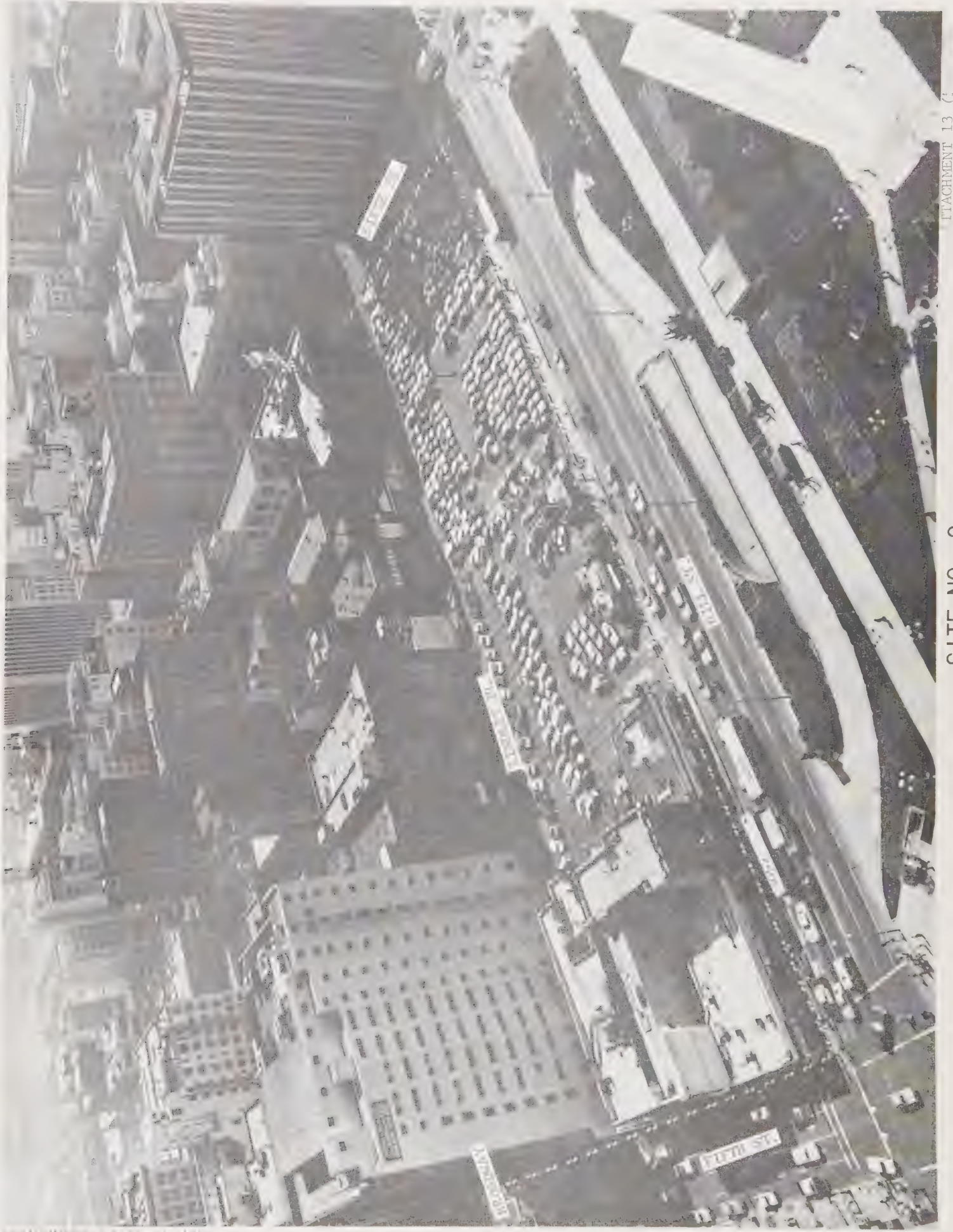
SITES L M AND Q R



SITE L M



SITE Q R



SITE NO. 2



SITE NO. 2



JACKSON MORRISSEY
SITE DETAILS

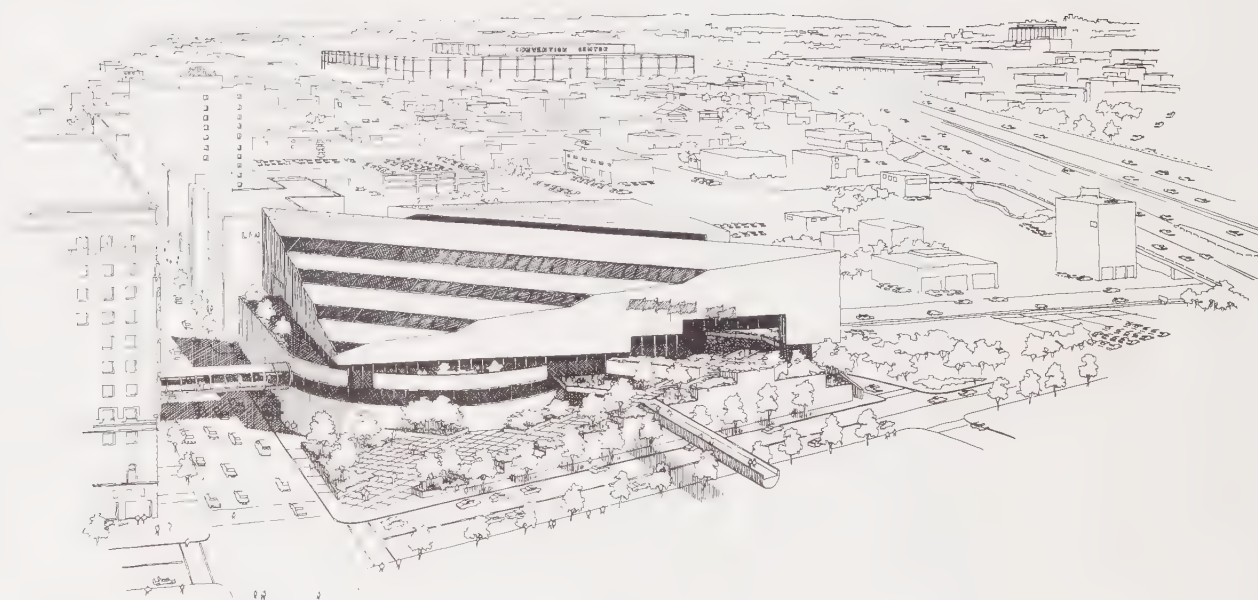


JACKSON MORRISSEY
SITE DETAILS



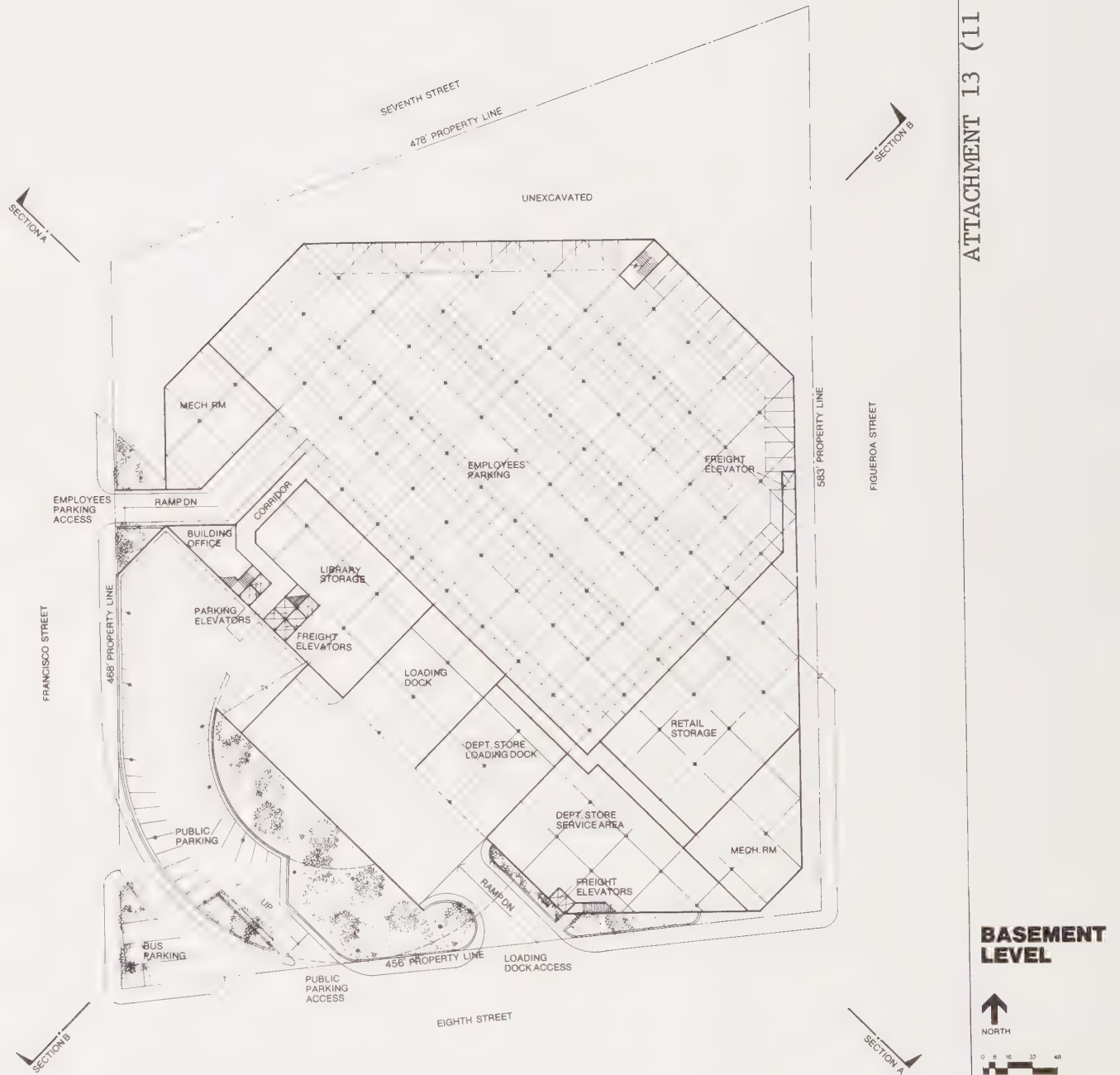
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JACKSON-MORRISSEY
ATTACHMENT 13 (9 of 23)

CENTRAL LIBRARY



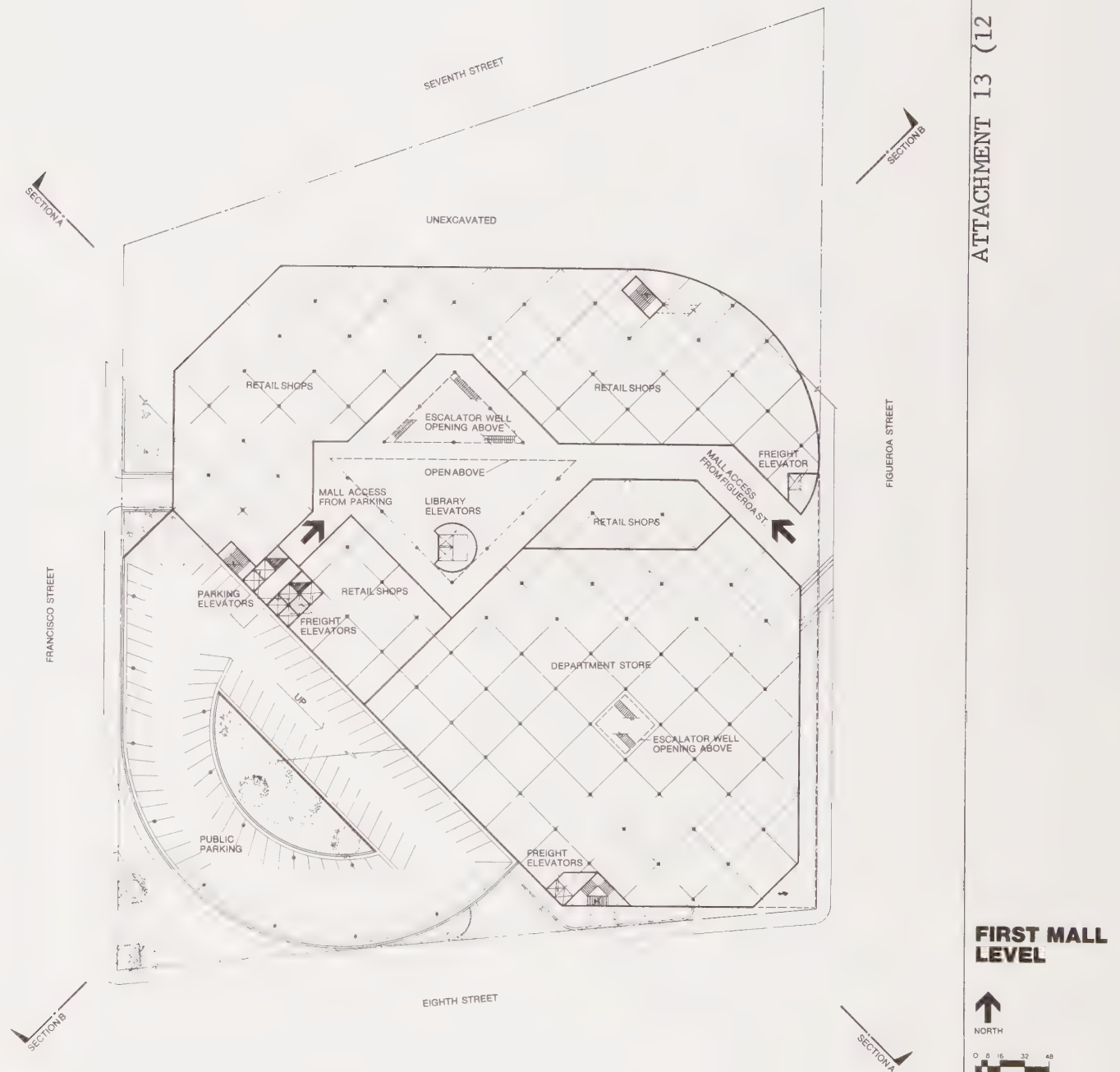
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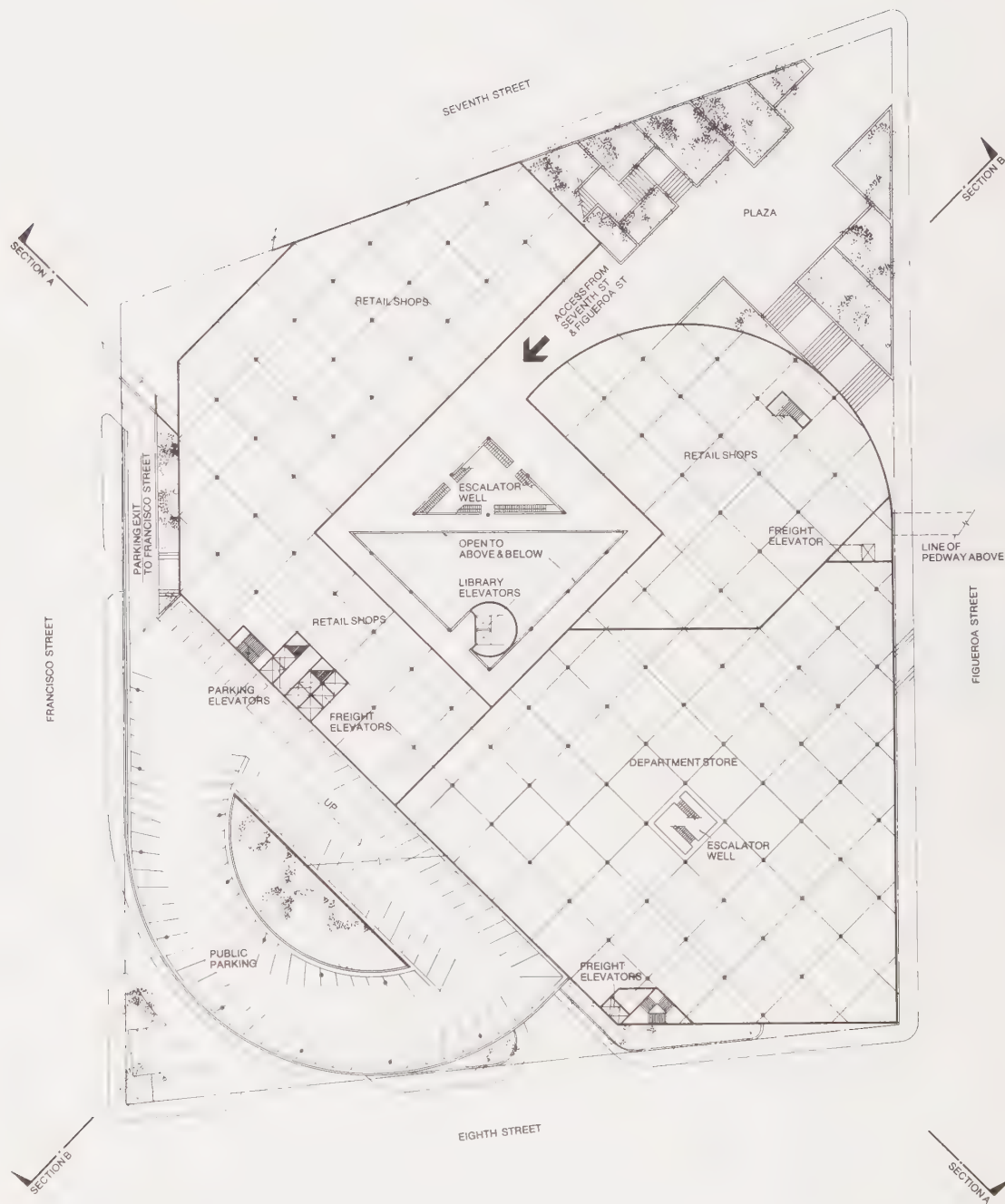
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ATTACHMENT 13 (11 of 23)

CENTRAL LIBRARY



SOURCE
JACKSON-MORRISSEY
ATTACHMENT 13 (12 of 23)

CENTRAL LIBRARY



SECOND MALL LEVEL



SOURCE
JACKSON-MORRISSEY
ATTACHMENT 13 (13 of 23)

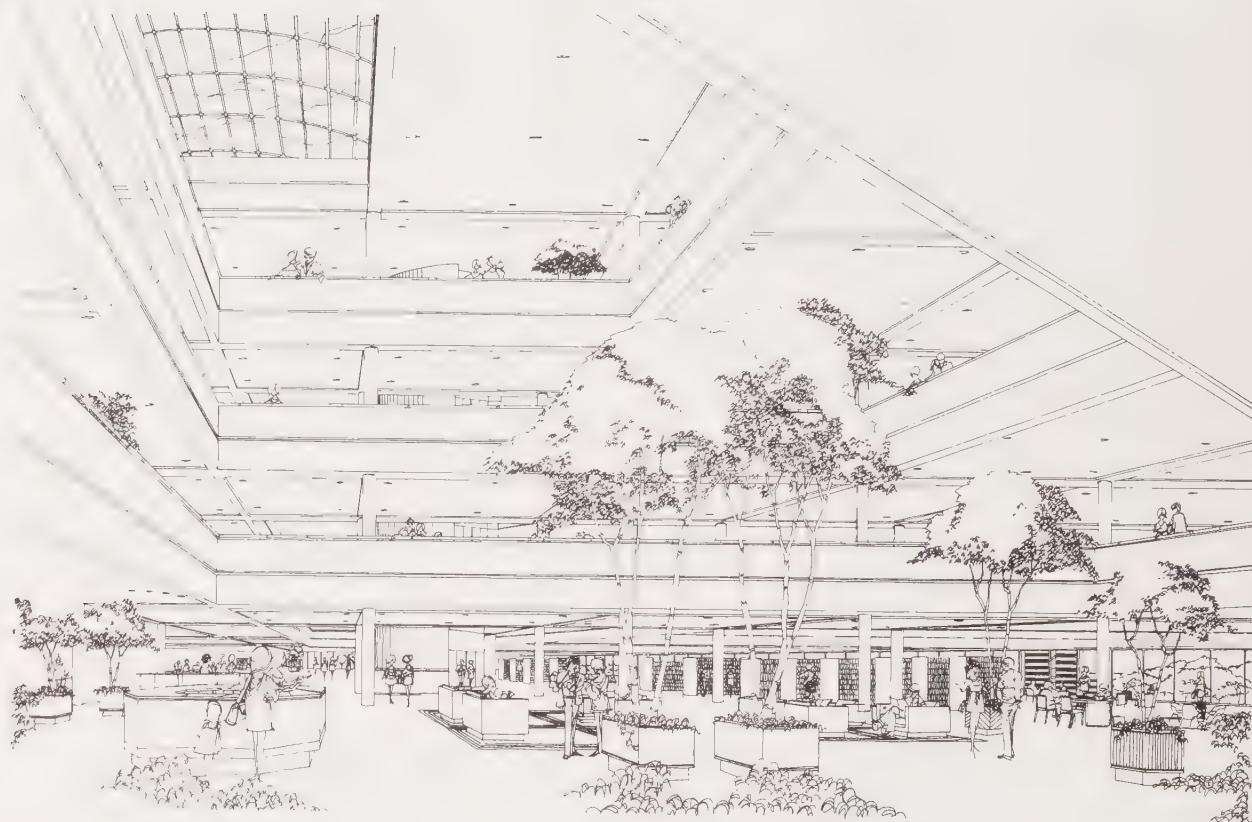
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SOURCE
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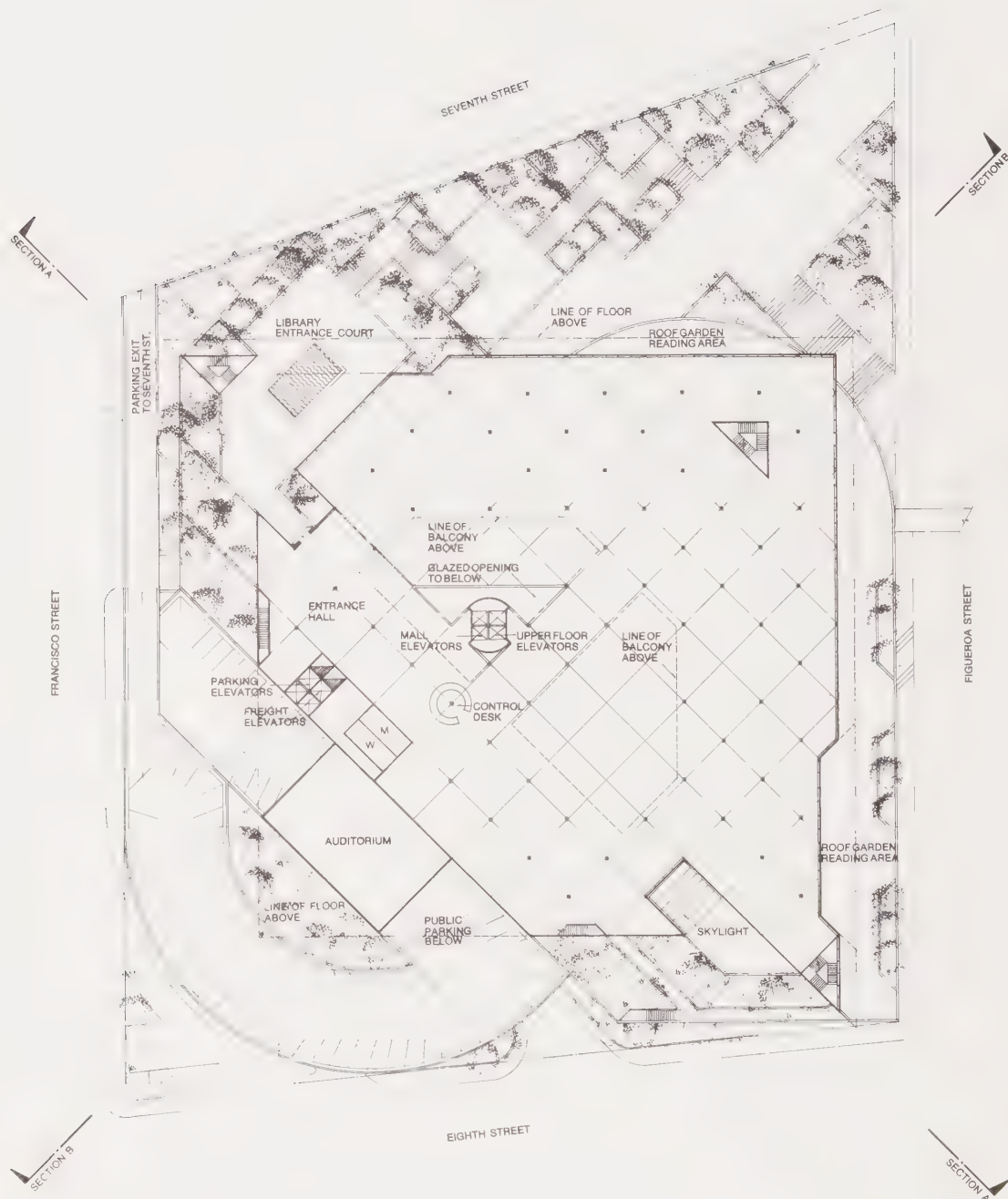
CENTRAL LIBRARY





SOURCE
JACKSON-MORRISSEY
ATTACHMENT 13 (16 of 23)

CENTRAL LIBRARY

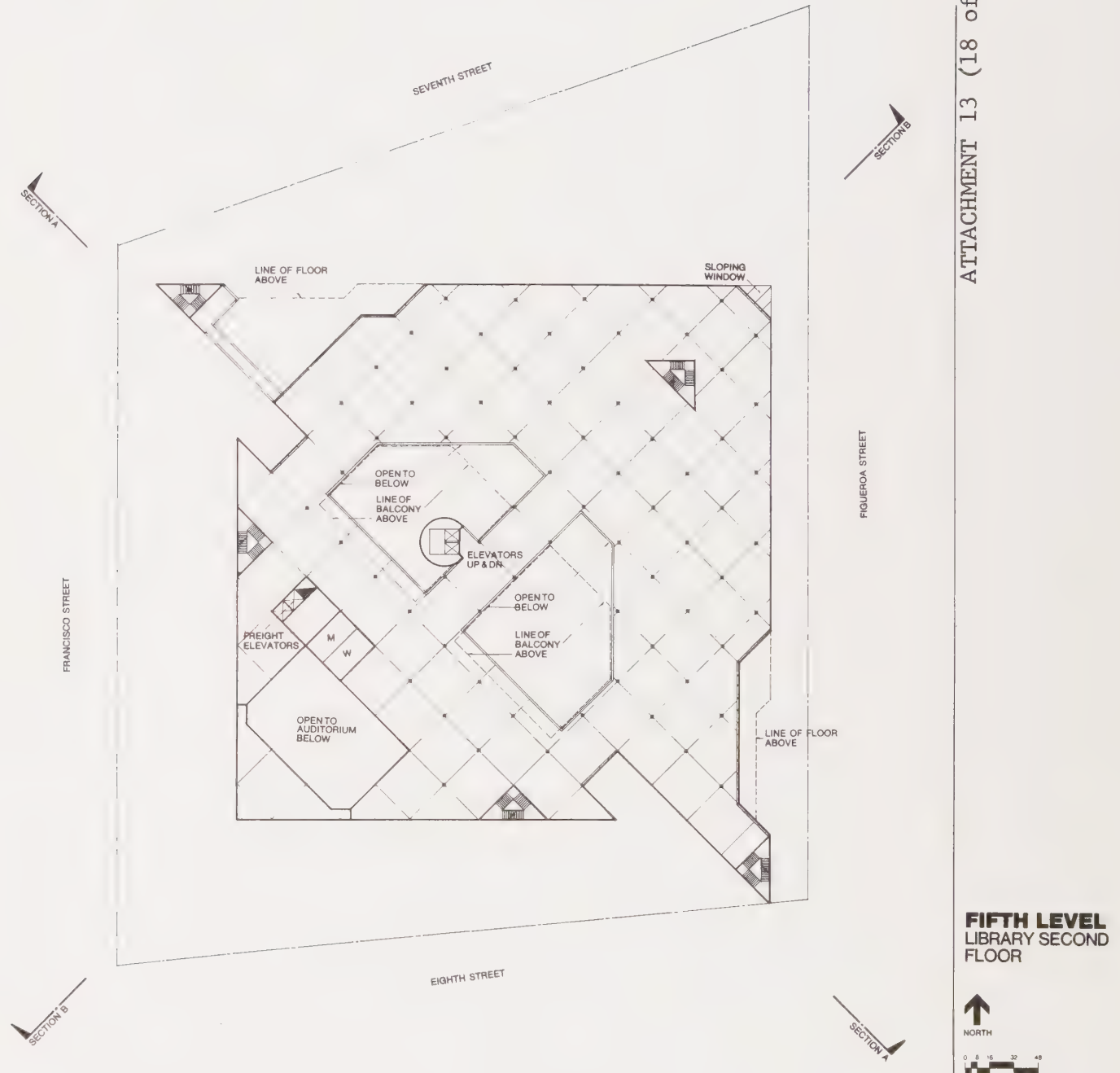


FOURTH LEVEL
LIBRARY FIRST FLOOR



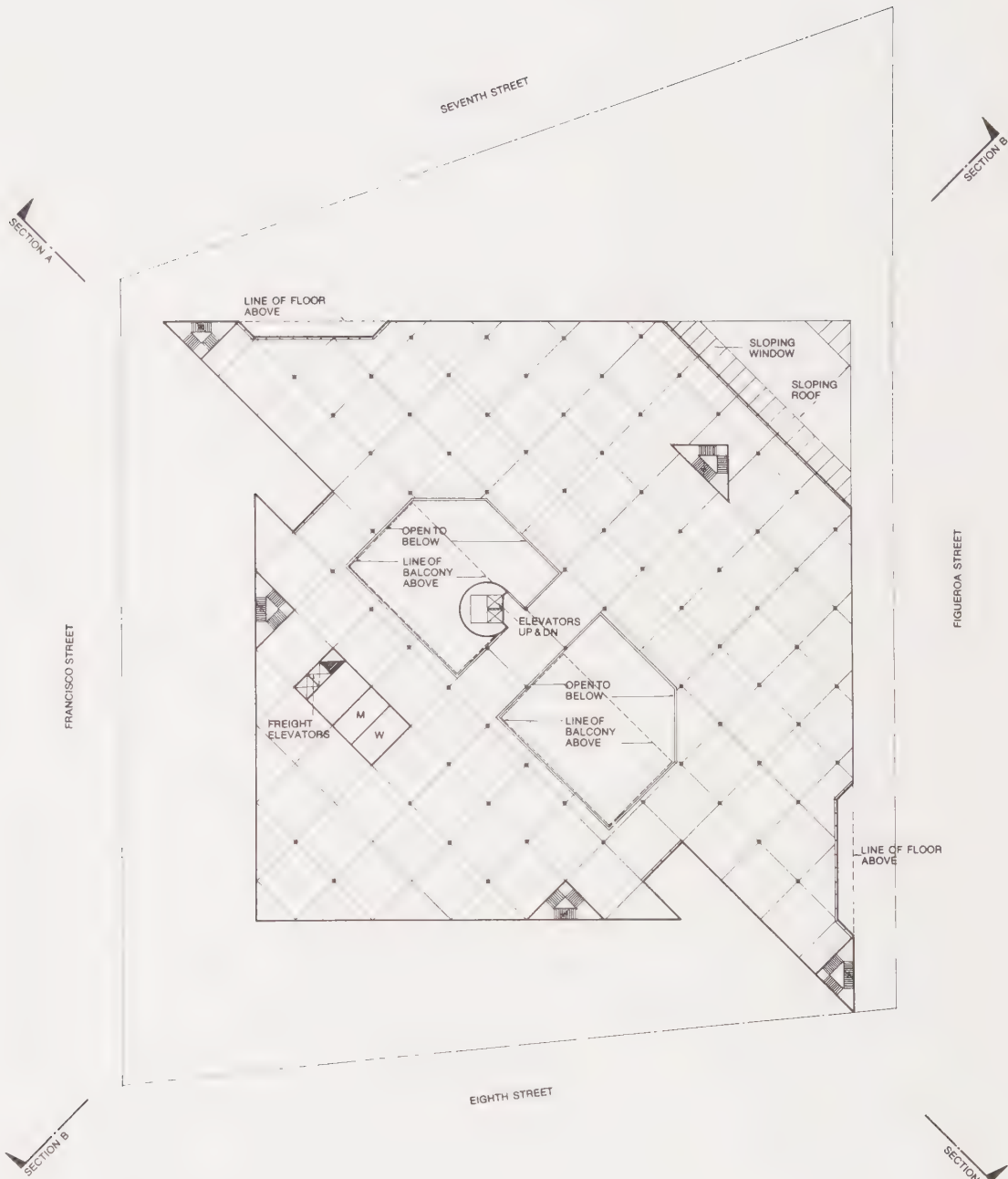
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JACKSON-MORRISSEY
ATTACHMENT 13 (17 of 23)

CENTRAL LIBRARY



SOURCE
JACKSON-MORRISSEY
ATTACHMENT 13 (18 of 23)

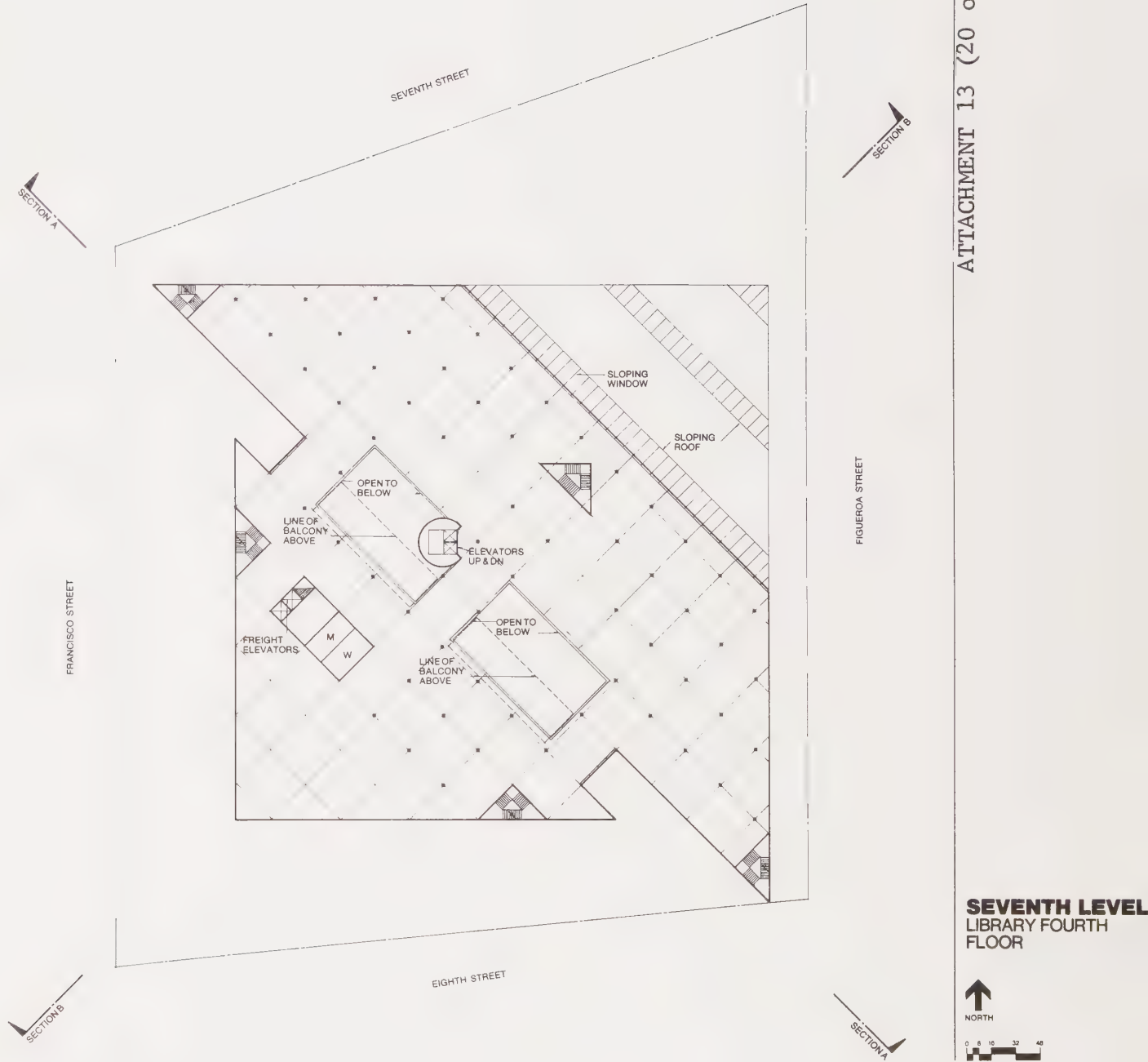
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SIXTH LEVEL
LIBRARY THIRD FLOOR

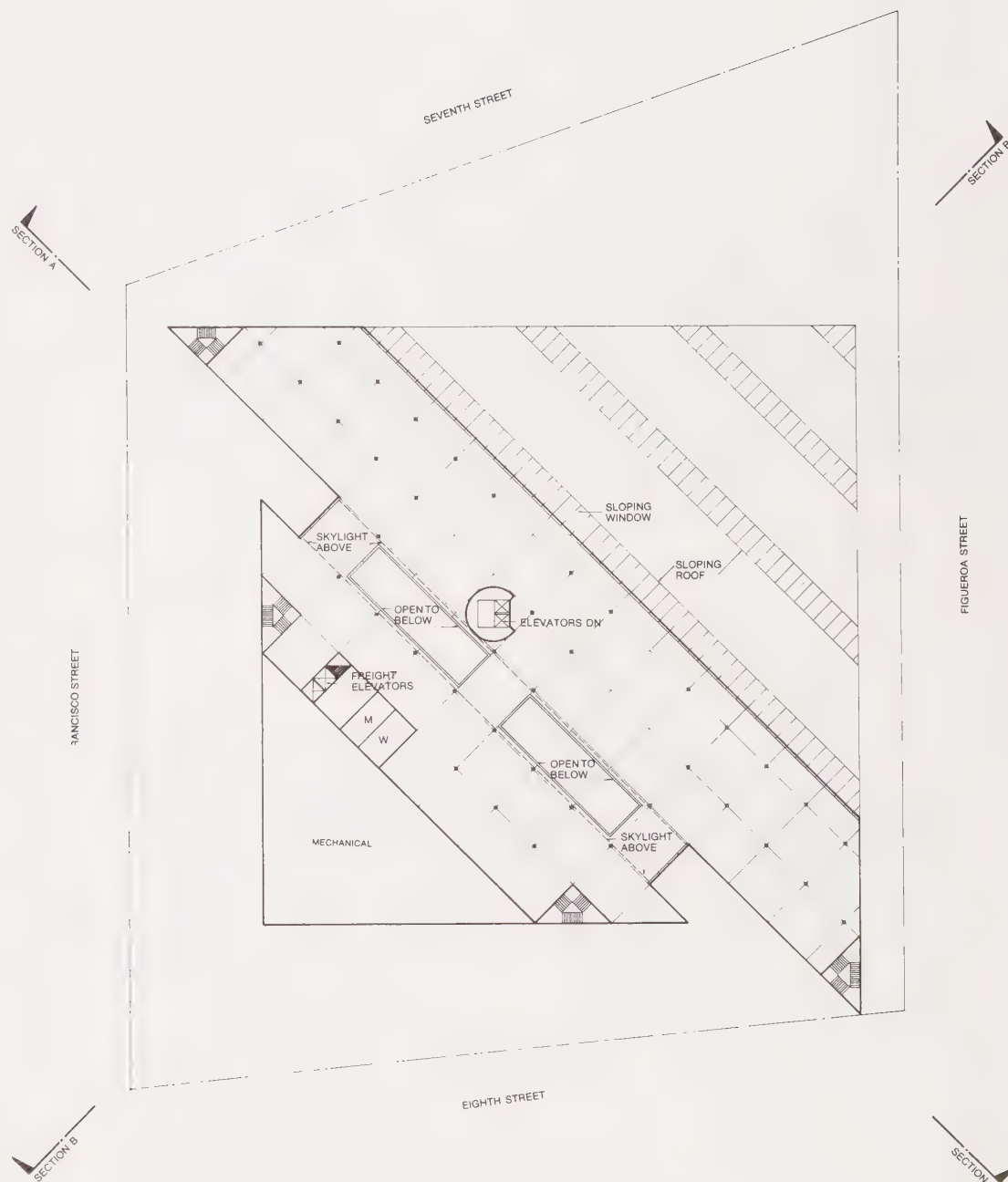
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ATTACHMENT 13 (19 of 23)

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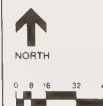


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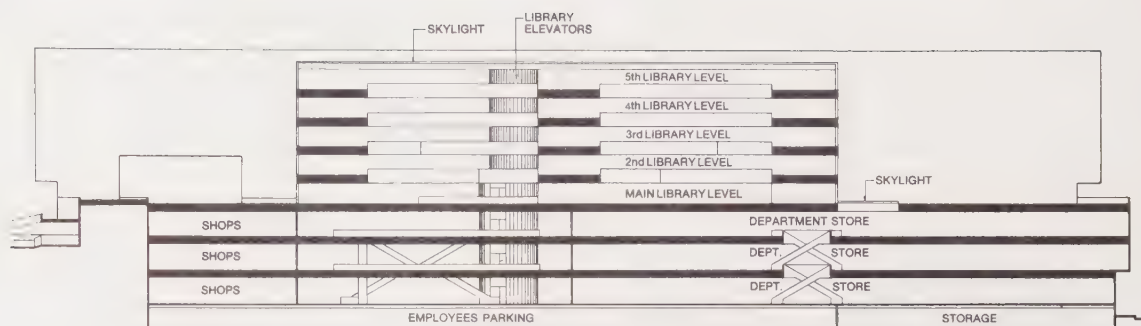


EIGHTH LEVEL
LIBRARY FIFTH FLOOR

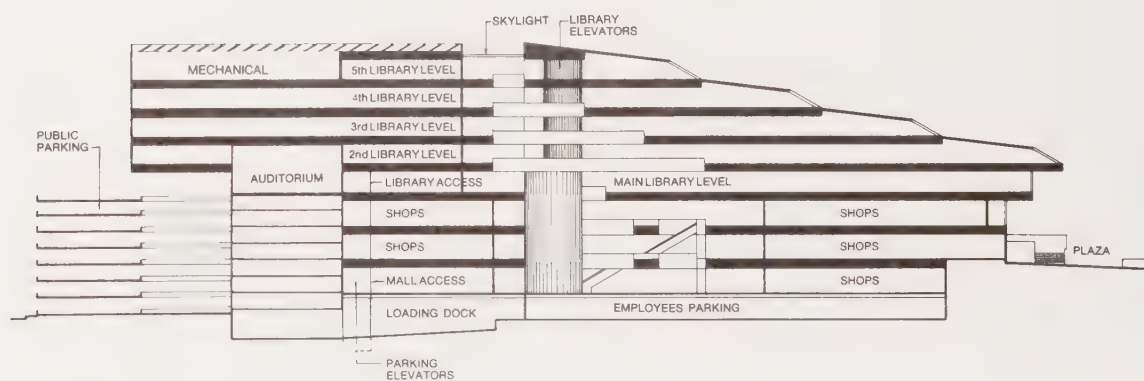


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ATTACHMENT 13 (21 of 23)

CENTRAL LIBRARY



SECTION A



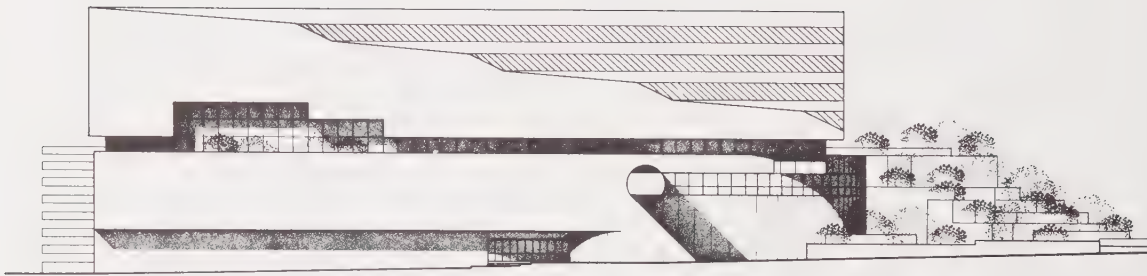
SECTION B

SECTIONS

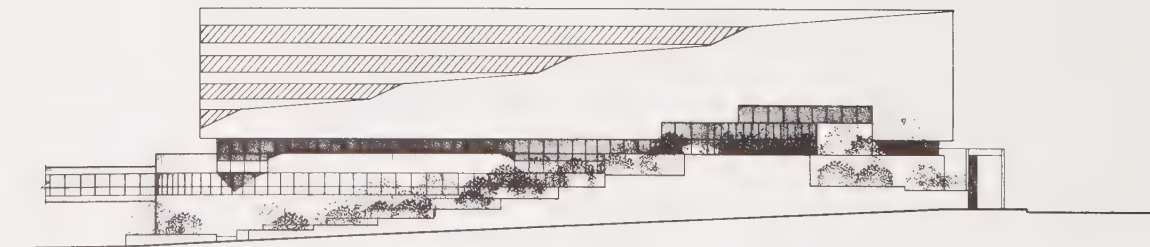


SOURCE
JACKSON-MORRISSEY
ATTACHMENT 13 (22 of 23)

CENTRAL LIBRARY



EAST ELEVATION



NORTH ELEVATION

ELEVATIONS



SOURCE
JACKSON-MORRISSEY
ATTACHMENT 13 (23 of 23)

CENTRAL LIBRARY







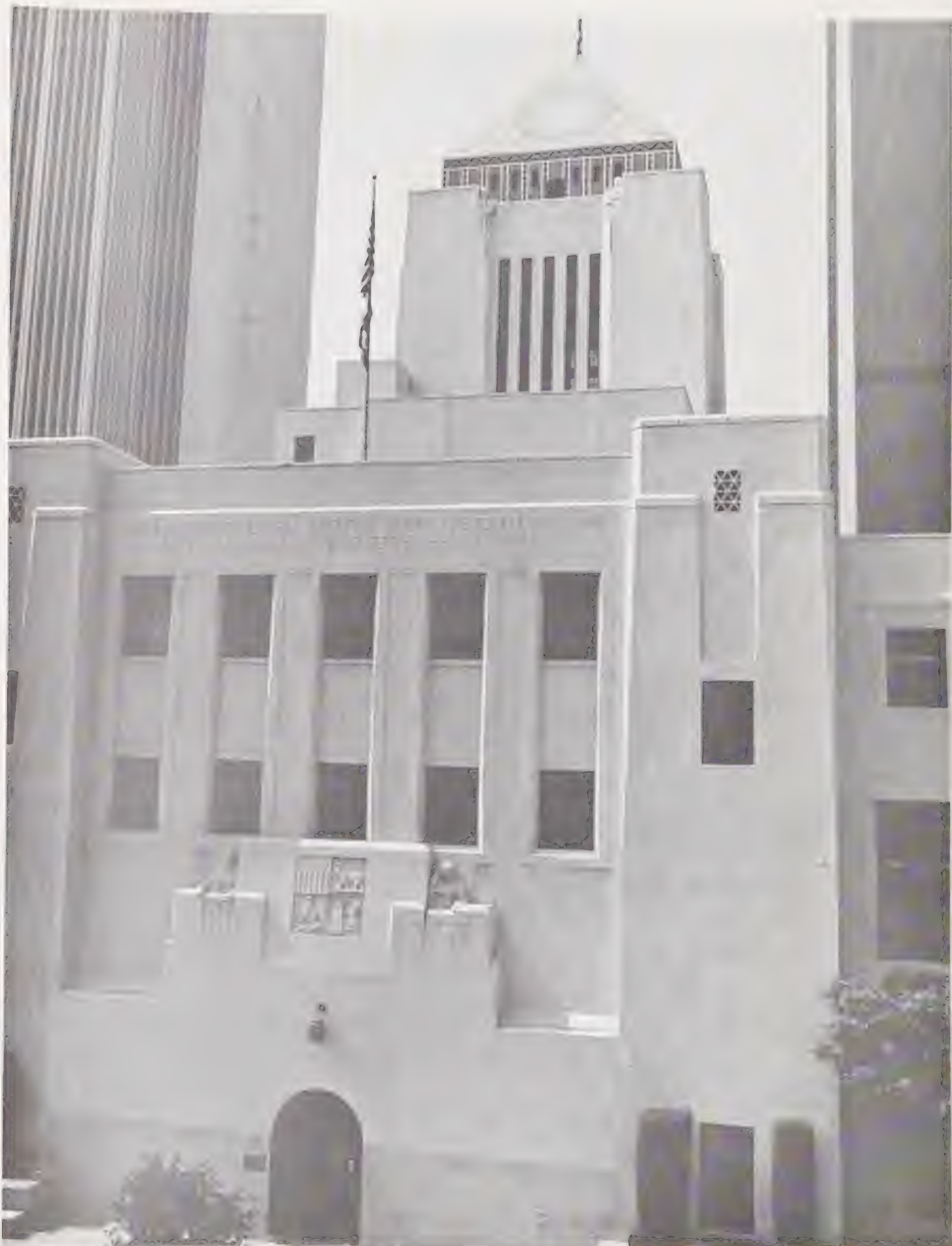




CENTRAL LIBRARY



CENTRAL LIBRARY



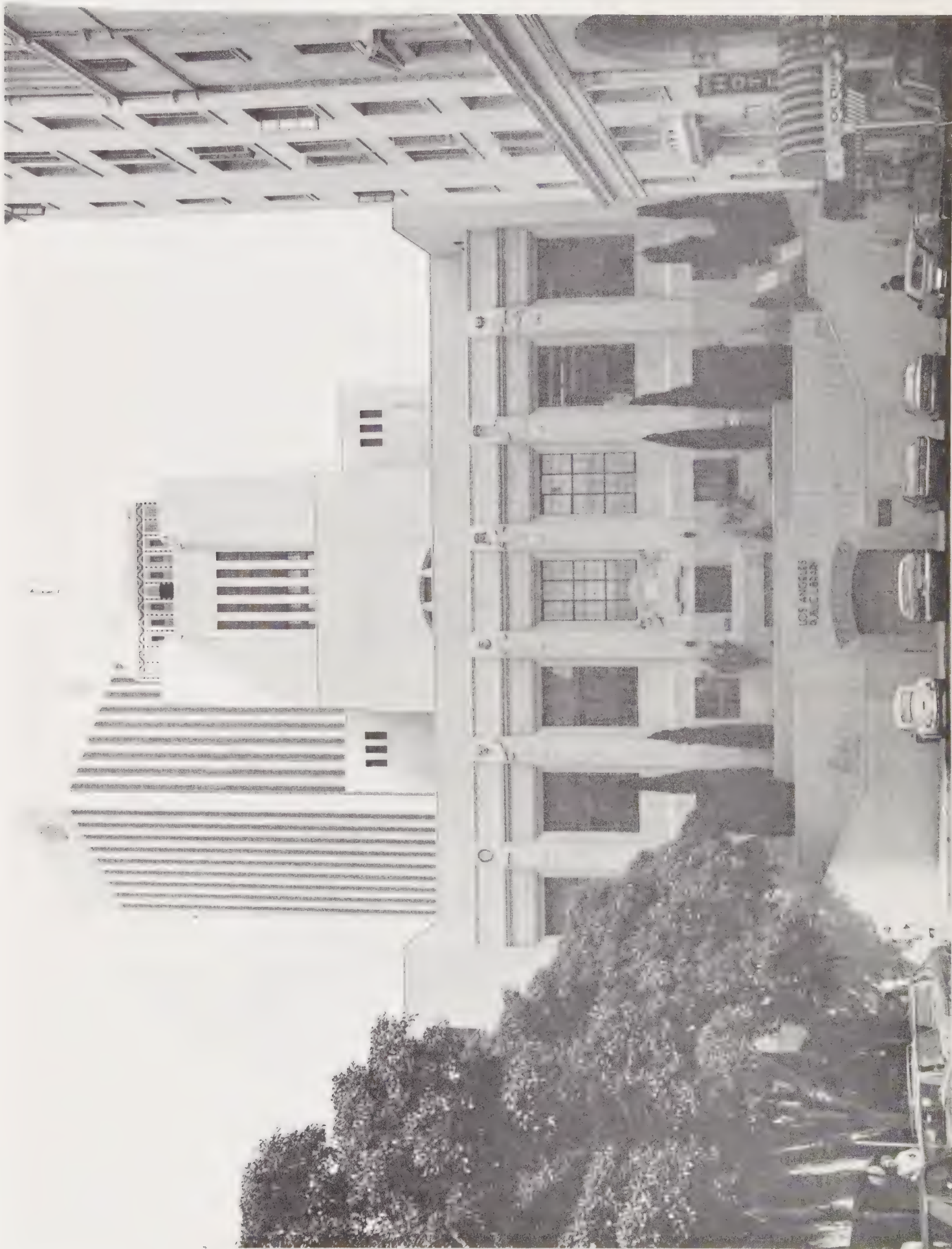
North Facade of library showing the relationship to adjacent buildings to the south



East facade of library showing the relationship to adjacent buildings to the West



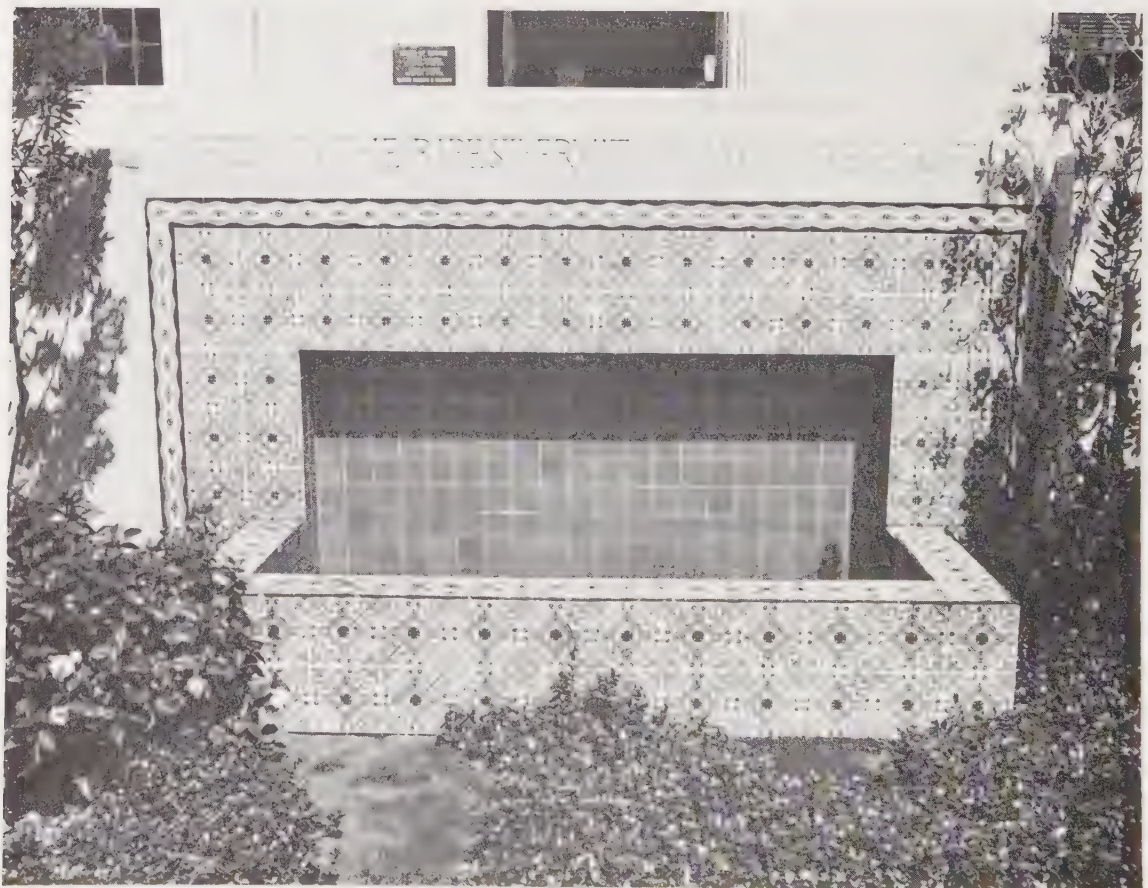
WEST FACADE







Ornamentation on north side of East wing



Tiled reflecting pool located on south side of library



Fountain located in East wing courtyard



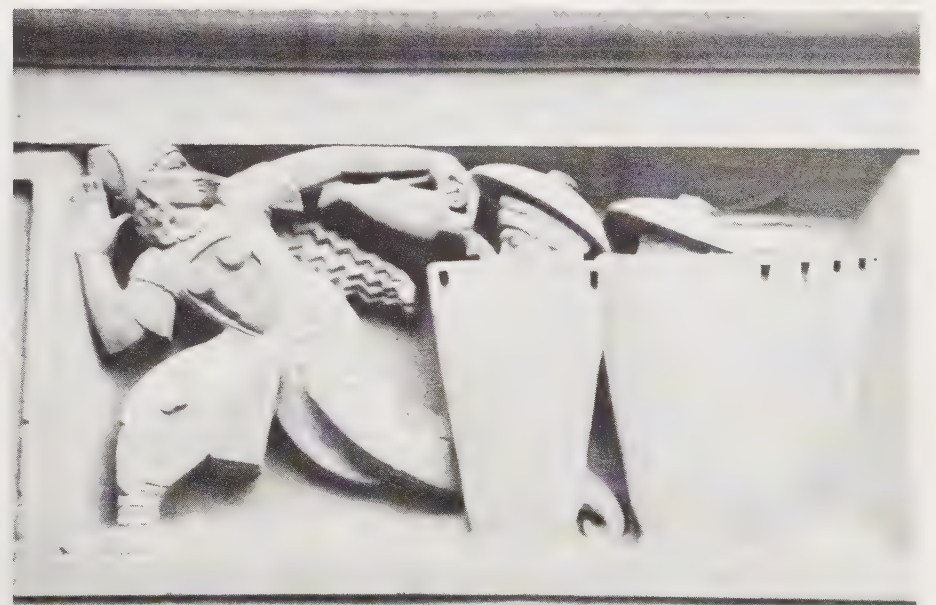
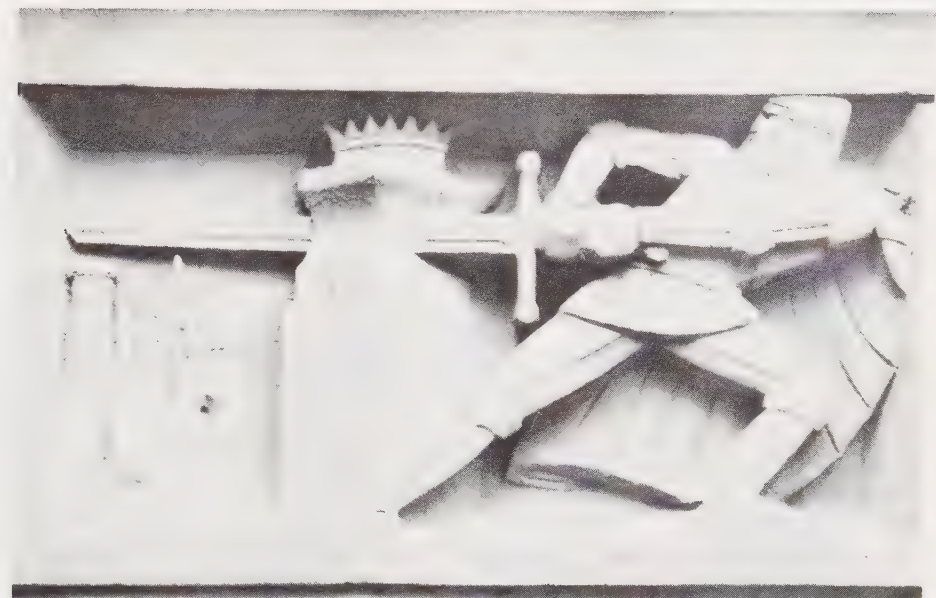
Ornamentation located on the west facade of main building



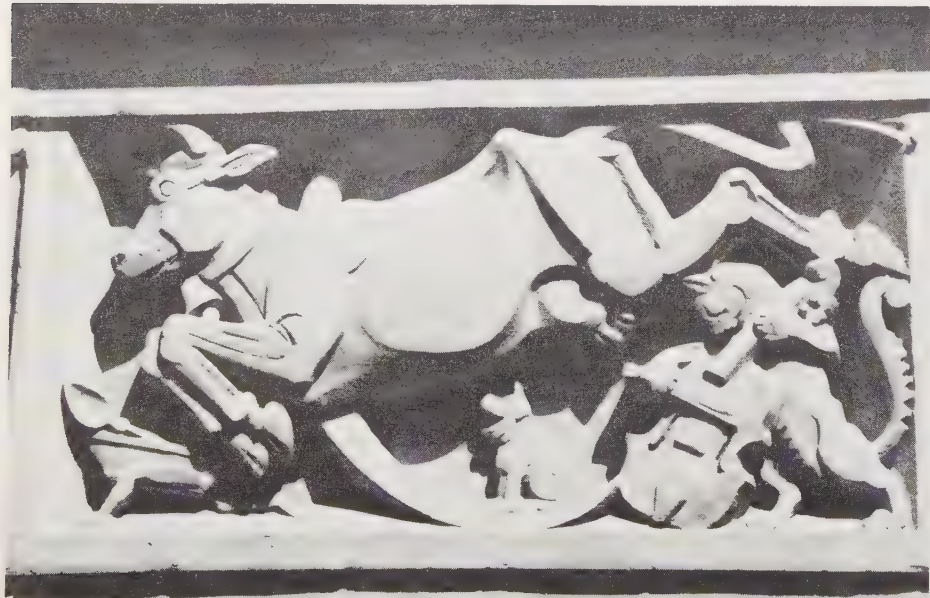
Ornamentation on northeast corner of main building



Ornamentation on southeast side of East wing



Bas-reliefs located in the courtyard of the East wing



Bas-reliefs located in the courtyard of the East wing



STATUES SOUTH FACADE



EXTERIOR DETAIL



CEILING DETAIL



WALL DETAIL



EXTERIOR DETAIL

DETAILS



Childrens Library located on the first floor level of the East wing



Childrens Library located on the first floor level of the East wing



Music Library located on the second floor level of the East wing



East wing courtyard



SPHINXES NORTH STAIRWAY



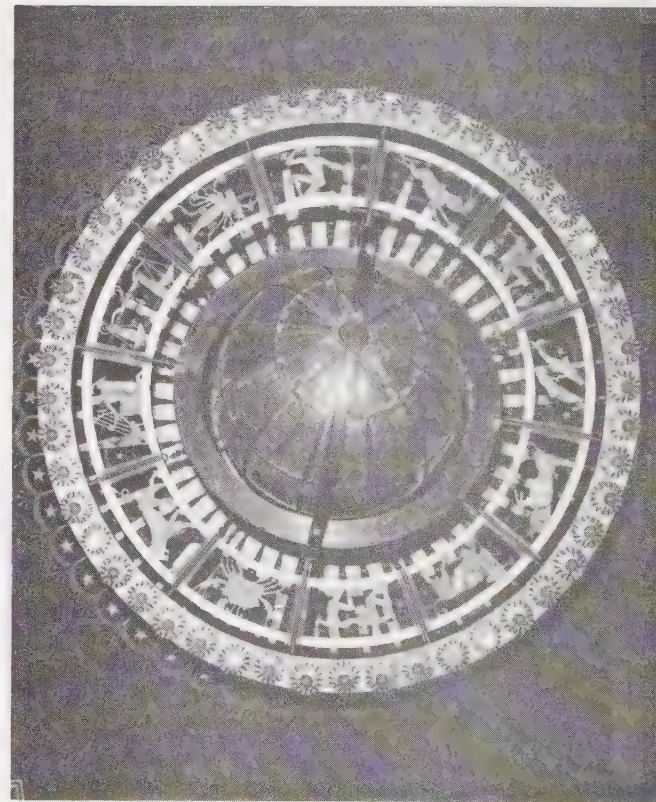
WALL PAPER, NORTH STAIRWAY



CIVILIZATION



STAIRCASE, NORTH STAIRWAY



CHandelier, ROTUNDA

DETAILS NORTH STAIRWAY AND ROTUNDA CHANDELIER



SOUTH MURAL



NORTH MURAL



WEST MURAL



ROTUNDA DOME AND CHANDELIER

ROTUNDA



THE LANDING OF CARRILLO



BUILDING A NEW HOME

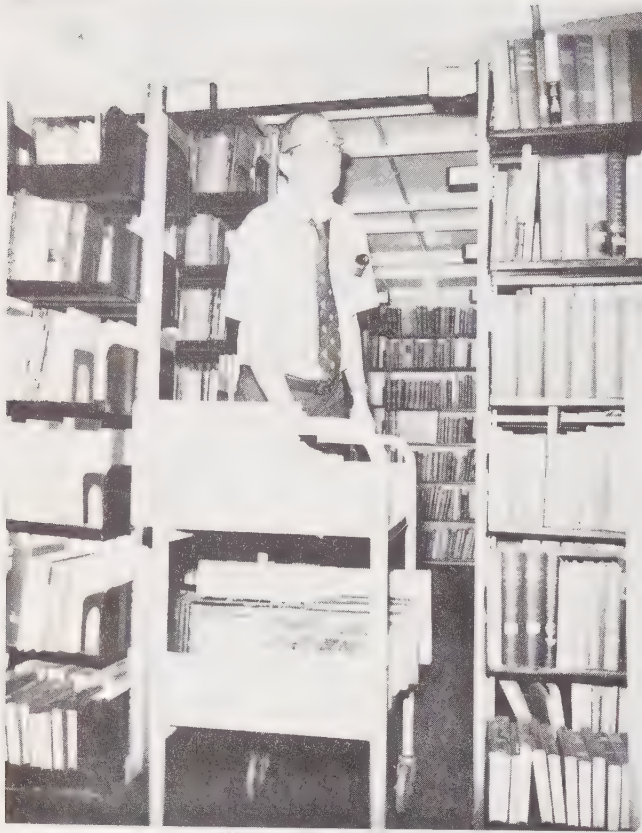


FIESTA AT A MISSION



FINDING GOLD IN 1849

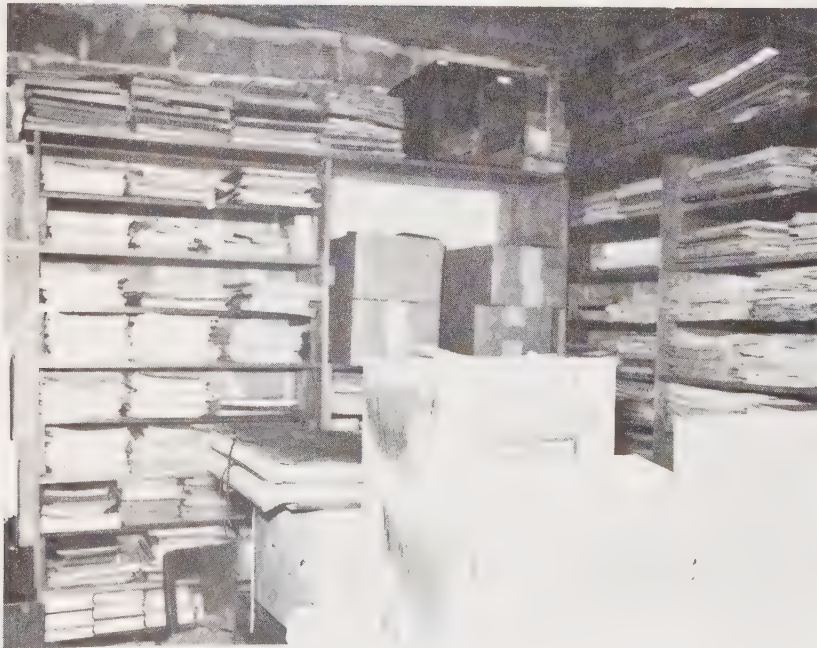
MURALS IN HISTORY ROOM



LIBRARY AIDLE - 1940



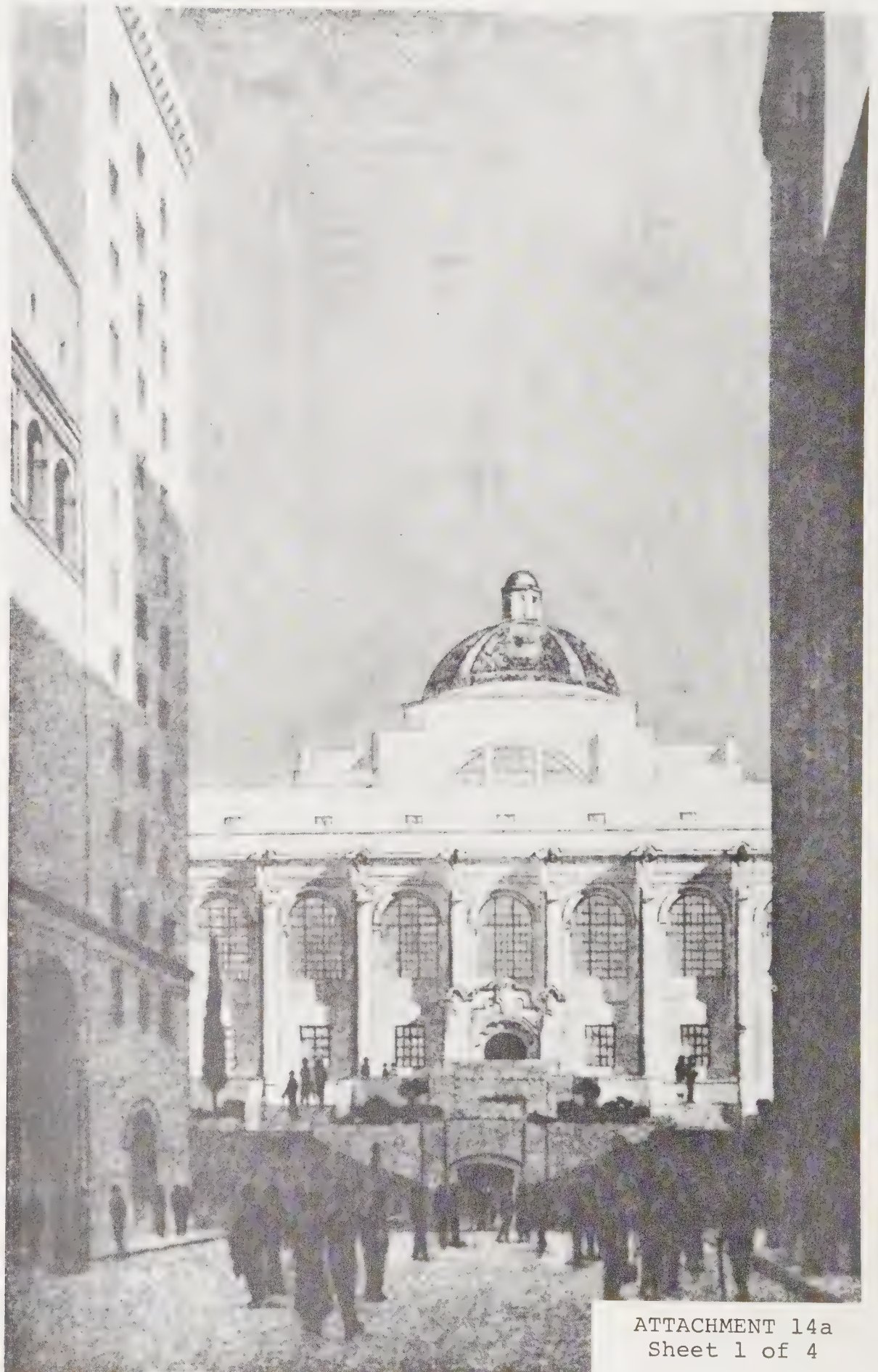
LIBRARY AIDLE - 1940



MUSIC WORK ROOM GLORY HOLE

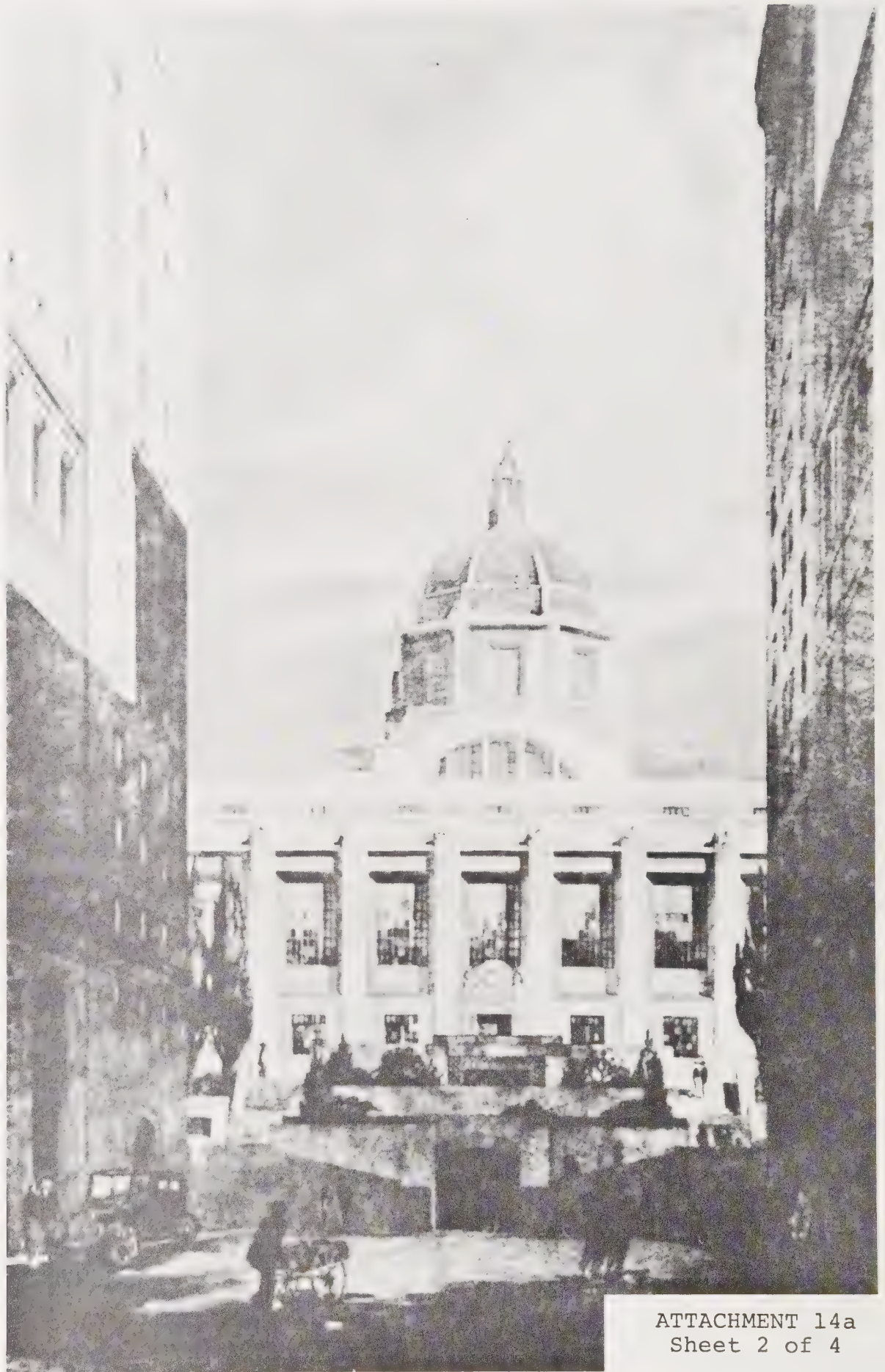


ART AND MUSIC WORK ROOM 2ND FLOOR



ATTACHMENT 14a
Sheet 1 of 4

CENTRAL LIBRARY BUILDING, PUBLIC LIBRARY,
LOS ANGELES, CALIFORNIA (First Scheme)

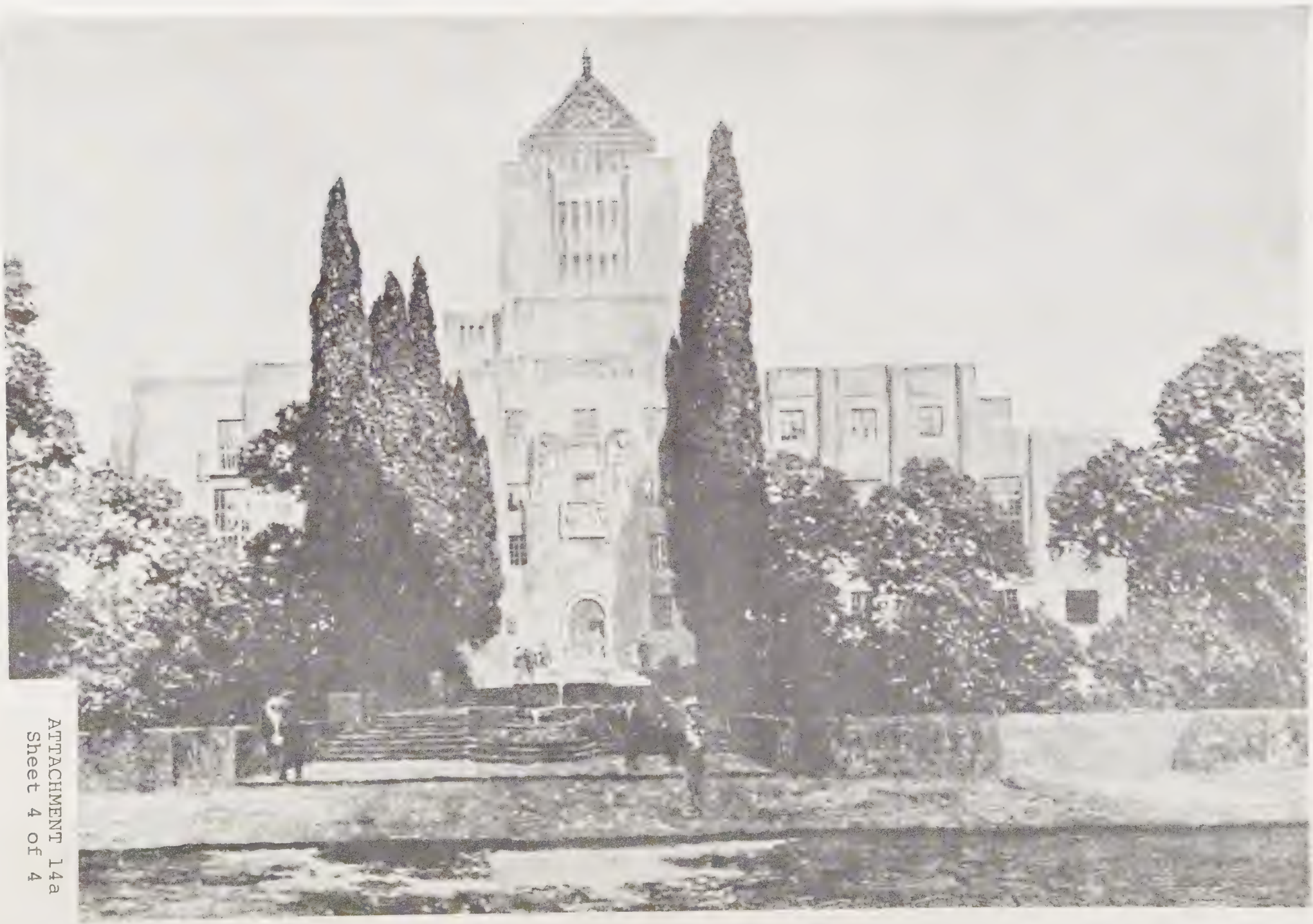


CENTRAL LIBRARY BUILDING, PUBLIC LIBRARY,
LOS ANGELES, CALIFORNIA (Second Scheme)



ATTACHMENT 14a
Sheet 3 of 4

CENTRAL LIBRARY BUILDING, PUBLIC LIBRARY, LOS ANGELES, CALIFORNIA (Second Scheme)



ATTACHMENT 14a
Sheet 4 of 4

CENTRAL LIBRARY BUILDING, PUBLIC LIBRARY, LOS ANGELES, CALIFORNIA (Scheme under construction, 1925)

AIR QUALITY SUMMARY for

CENTRAL LIBRARY - FIFTH STREET

Elevation is less than 3500 feet. Ambient temperature is 75 degrees F.

* Existing Alignment, Length=0.15 Miles

** Proposed alignment, Length=0.15 Miles

YEAR	MPH	% HDV	ADT	POLLUTION IN GRAMS/VEHICLE/MILE				POLLUTION IN LBS/DAY			
				HC	RHC	CO	NOX	HC	RHC	CO	NOX
1977*	15	6	22,600	7.2	6.5	57.9	3.5	53.8	48.6	432.7	26.2
1982*	15	6	22,800	3.5	3.2	26.0	2.4	26.4	24.1	196.0	18.1
1982**	15	6	23,400	3.5	3.2	26.0	2.4	27.1	24.8	201.2	18.6
				% Change				2.6	2.6	2.6	2.6
1999*	14	6	26,700	1.7	1.5	15.7	2.0	15.0	13.2	138.6	17.7
1999**	14	6	27,300	1.7	1.5	15.7	2.0	15.3	13.5	141.7	18.1
				% Change				2.2	2.2	2.2	2.2

The above calculations utilize the following State-wide averages: 10% of the heavy duty vehicles are diesel powered; 14% of the light duty vehicles are light duty trucks; 20% of the starts are cold, and 27% are hot. They were made using predicted emission factors based on: 1) The Environmental Protection Agency's Manual AP-42, Supplement 5 entitled "Compilation of Air Pollutant Emission Factors"; 2) The Scott Research Laboratory Report SRL-2148-07-0274 entitled "Driving Patterns at Various Average Route Speeds"; 3) Modifications pertinent to California by the California Air Resources Board.

MPH - Average vehicle speed

HDV - Heavy Duty Vehicles (Large gas and diesel trucks)

HC - Total hydrocarbons (includes RHC)

NOx - Oxides of Nitrogen

ADT - Average Daily Traffic

RHC - Reactive hydrocarbons only

CO - Carbon monoxide

AIR QUALITY SUMMARY for

CENTRAL LIBRARY - GRAND AVENUE

Elevation is less than 3500 feet. Ambient temperature is 75 degrees F.

* Existing Alignment, Length=0.12 Miles

** Proposed alignment, Length=0.12 Miles

YEAR	MPH	% HDV	ADT	POLLUTION IN GRAMS/VEHICLE/MILE				POLLUTION IN LBS/DAY			
				HC	RHC	CO	NOX	HC	RHC	CO	NOX
1977*	16	1	15,000	5.9	5.4	44.3	3.1	23.4	21.4	175.8	12.3
1982*	16	1	15,100	2.6	2.4	15.9	2.0	10.4	9.6	63.5	8.0
1982**	16	1	15,700	2.6	2.4	15.9	2.0	10.8	10.0	66.0	8.3
						% Change		4.0	4.0	4.0	4.0
1999*	14	1	18,200	1.2	1.1	8.6	1.4	5.8	5.3	41.4	6.7
1999**	14	1	18,800	1.2	1.1	8.6	1.4	6.0	5.5	42.8	7.0
						% Change		3.3	3.3	3.3	3.3

The above calculations utilize the following State-wide averages: 10% of the heavy duty vehicles are diesel powered; 14% of the light duty vehicles are light duty trucks; 20% of the starts are cold, and 27% are hot. They were made using predicted emission factors based on: 1) The Environmental Protection Agency's Manual AP-42, Supplement 5 entitled "Compilation of Air Pollutant Emission Factors"; 2) The Scott Research Laboratory Report SRL-2148-07-0274 entitled "Driving Patterns at Various Average Route Speeds"; 3) Modifications pertinent to California by the California Air Resources Board.

MPH - Average vehicle speed

ADT - Average Daily Traffic

HDV - Heavy Duty Vehicles (Large gas and diesel trucks)

HC - Total hydrocarbons (includes RHC)

RHC - Reactive hydrocarbons only

NOx - Oxides of Nitrogen

CO - Carbon monoxide

AIR QUALITY SUMMARY for

CENTRAL LIBRARY - FLOWER STREET

Elevation is less than 3500 feet. Ambient temperature is 75 degrees F.

* Existing Alignment, Length=0.12 Miles

** Proposed alignment, Length=0.12 Miles

YEAR	MPH	% HDV	ADT	POLLUTION IN GRAMS/VEHICLE/MILE				POLLUTION IN LBS/DAY			
				HC	RHC	CO	NOX	HC	RHC	CO	NOX
1977*	16	5	19,000	6.8	6.2	50.9	3.5	34.2	31.2	255.9	17.6
1982*	16	5	19,400	3.2	3.0	22.1	2.4	16.4	15.4	113.4	12.3
1982**	16	5	20,000	3.2	3.0	22.1	2.4	16.9	15.9	116.9	12.7
						% Change		3.1	3.1	3.1	3.1
1999*	14	5	24,100	1.6	1.5	14.3	1.9	10.2	9.6	91.2	12.1
1999**	14	5	24,700	1.6	1.5	14.3	1.9	10.5	9.8	93.4	12.4
						% Change		2.5	2.5	2.5	2.5

The above calculations utilize the following State-wide averages: 10% of the heavy duty vehicles are diesel powered; 14% of the light duty vehicles are light duty trucks; 20% of the starts are cold, and 27% are hot. They were made using predicted emission factors based on: 1) The Environmental Protection Agency's Manual AP-42, Supplement 5 entitled "Compilation of Air Pollutant Emission Factors"; 2) The Scott Research Laboratory Report SRL-2148-07-0274 entitled "Driving Patterns at Various Average Route Speeds"; 3) Modifications pertinent to California by the California Air Resources Board.

MPH - Average vehicle speed

HDV - Heavy Duty Vehicles (Large gas and diesel trucks)

HC - Total hydrocarbons (includes RHC)

NOx - Oxides of Nitrogen

ADT - Average Daily Traffic

RHC - Reactive hydrocarbons only

CO - Carbon monoxide

AIR QUALITY SUMMARY for

CENTRAL LIBRARY - SIXTH STREET

Elevation is less than 3500 feet. Ambient temperature is 75 degrees F.

* Existing Alignment, Length=0.15 Miles

** Proposed alignment, Length=0.15 Miles

YEAR	MPH	% HDV	ADT	POLLUTION IN GRAMS/VEHICLE/MILE				POLLUTION IN LBS/DAY			
				HC	RHC	CO	NOX	HC	RHC	CO	NOX
1977*	15	5	20,850	7.0	6.4	56.2	3.4	48.3	44.1	387.5	23.4
1982*	14	5	22,400	3.4	3.1	25.9	2.4	25.2	23.0	191.9	17.8
1982**	14	5	23,000	3.4	3.1	25.9	2.4	25.9	23.6	197.0	18.3
						% Change		2.7	2.7	2.7	2.7
1999*	12	5	24,900	1.7	1.6	16.3	2.0	14.0	13.2	134.2	16.5
1999**	12	5	25,500	1.7	1.6	16.3	2.0	14.3	13.5	137.5	16.9
						% Change		2.4	2.4	2.4	2.4

The above calculations utilize the following State-wide averages: 10% of the heavy duty vehicles are diesel powered; 14% of the light duty vehicles are light duty trucks; 20% of the starts are cold, and 27% are hot. They were made using predicted emission factors based on: 1) The Environmental Protection Agency's Manual AP-42, Supplement 5 entitled "Compilation of Air Pollutant Emission Factors"; 2) The Scott Research Laboratory Report SRL-2148-07-0274 entitled "Driving Patterns at Various Average Route Speeds"; 3) Modifications pertinent to California by the California Air Resources Board.

MPH - Average vehicle speed

ADT - Average Daily Traffic

HDV - Heavy Duty Vehicles (Large gas and diesel trucks)

HC - Total hydrocarbons (includes RHC)

RHC - Reactive hydrocarbons only

NOx - Oxides of Nitrogen

CO - Carbon monoxide

CENTRAL LIBRARY RENOVATION AND EXPANSION

MICRO-SCALE

ANALYSIS OF CARBON MONOXIDE CONCENTRATIONS

As traffic volume projections for the project's abutting streets vary significantly from one street to another separate estimates have been made for each of the following streets:

- a) Fifth Street - Grand Avenue to Flower Street,
- b) Grand Street - Fifth Street to Sixth Street,
- c) Sixth Street - Grand Street to Flower Street, and
- d) Flower Street - Fifth Street to Sixth Street

Utilizing "Modification Number 9 - A Graphical Method for Estimating Highest Carbon Monoxide Concentrations for Urban Highway Projects, Based on CALINE 2", estimates of the worst case CO concentration near the abutting streets have been made. The method determines the concentration of CO from vehicles and adds this amount to the ambient or background level of CO in the area. The worst case condition is estimated by assuming light wind speeds (2 mph) parallel to the roadway, atmospheric stability "Class D" and the pavement height at grade.

The analyses were made for both 1-hour and 8-hour concentration levels for the years 1977, 1982, 1986 1990 and 1999 for both the "project constructed" and "project not constructed" configurations. The receptor distance is 0 feet from the outer edge of the mixing cell if the projects are constructed and 2-12 feet if the projects are not constructed. The vehicle mix is 1 to 6 percent heavy duty vehicles (HDV) whether the projects are constructed or not.

The estimates of the worst case ambient CO concentration at the project sites were accomplished by projecting existing measured data to future data in proportion to the most recent emission factors for the subject year. It should be noted that the ambient (background) concentration from the closest South Coast Air Quality Management District station most nearly resembling conditions at the project site was used. In this instance the Downtown Los Angeles station was selected.

The results of the analysis are presented on Sheets 6 and 10 for Fifth Street, Sheets 7 and 11 for Grand Avenue, Sheets 8 and 12 for Flower Street, and Sheets 9 and 13 for Sixth Street. They indicate that in no case will the 1-hour CO standard (35 ppm) be exceeded. However, the analyses show that the 8-hour standard (9 ppm) will be exceeded for the worst case until approximately 1982. This situation will exist whether or not the project is constructed.

TABULATION SHEET: WORST CASE CARBON MONOXIDE CONCENTRATIONS

YEAR OF OCCURRENCE (Fed. 1-hr. Std. = 35 ppm max. CO conc.)	PEAK HOUR TRAFFIC (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		1800		11	Background + Rdwy = Total	Background + Rdwy = Total 20 + 8 = 28
1982	1850	1800	11	11	10 + 4 = 14	10 + 4 = 14
1986	1950	1900	11	11	5 - 3 = 8	5 + 3 = 8
1990	2000	1950	11	11	3 + 3 = 6	3 + 3 = 6
1999	2200	2150	10	10	3 + 3 = 6	3 + 3 = 6

YEAR OF OCCURRENCE (Fed 8-hr. Std. = 9 ppm max. CO conc.)	1-HR. AVG. OF PEAK 8-HRS (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		1580		11	Background + Rdwy = Total	Background + Rdwy = Total 15 + 7 = 22
1982	1650	1590	11	11	7 + 4 = 11	7 + 4 = 11
1986	1700	1650	11	11	4 + 2 = 6	4 + 2 = 6
1990	1750	1700	11	11	2 + 3 = 5	2 + 3 = 5
1999	1915	1850	10	10	2 + 3 = 5	2 + 3 = 5

PROJECT TITLE: CENTRAL LIBRARY - FIFTH STREET

CITY of LOS ANGELES
BUREAU of ENGINEERING

CITY OF LOS ANGELES
DONALD C. TILLMAN, CITY ENGINEER

ATTACHMENT 15 (Sheet 6 of 13)

TABULATION SHEET: WORST CASE CARBON MONOXIDE CONCENTRATIONS

YEAR OF OCCURRENCE (Fed. 1-hr. Std. = 35 ppm max. CO conc.)	PEAK HOUR TRAFFIC (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		2200		13	Background + Rdwy = Total	Background + Rdwy = Total 20 + 8 = 28
1982	2320	2200	13	13	10 + 4 = 14	10 + 3 = 13
1986	2400	2300	13	13	5 + 2 = 7	5 + 2 = 7
1990	2550	2400	13	13	3 + 2 = 5	3 + 2 = 5
1999	2760	2660	12	12	3 + 2 = 5	3 + 2 = 5

YEAR OF OCCURRENCE (Fed 8-hr. Std. = 9 ppm max. CO conc.)	1-HR. AVG. OF PEAK 8-HRS (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		1200		14	Background + Rdwy = Total	Background + Rdwy = Total 15 + 4 = 19
1982	1310	1210	14	14	7 + 2 = 9	7 + 2 = 9
1986	1350	1250	14	14	4 + 1 = 5	4 + 1 = 5
1990	1450	1350	14	14	2 + 2 = 4	2 + 1 = 3
1999	1560	1460	13	13	2 + 2 = 4	2 + 2 = 4

PROJECT TITLE: CENTRAL LIBRARY - GRAND AVENUE

CITY of LOS ANGELES
BUREAU of ENGINEERING

CITY OF LOS ANGELES

DONALD C. TILLMAN, CITY ENGINEER

ATTACHMENT 15 (Sheet 7 of 13)

TABULATION SHEET: WORST CASE CARBON MONOXIDE CONCENTRATIONS

CITY OF LOS ANGELES
DONALD C. TILLMAN, CITY ENGINEER

YEAR OF OCCURRENCE (Fed. 1-hr. Std. = 35 ppm max. CO conc.)	PEAK HOUR TRAFFIC (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		2200		13	Background + Rdwy = Total	Background + Rdwy = Total 20 + 8 = 28
1982	2350	2250	13	13	10 + 4 = 14	10 + 4 = 14
1986	2500	2400	13	13	5 + 3 = 8	5 + 3 = 8
1990	2600	2500	13	13	3 + 3 = 6	3 + 3 = 6
1999	2890	2790	12	12	3 + 4 = 7	3 + 3 = 6

ATTACHMENT 15 (Sheet 8 of 13)

YEAR OF OCCURRENCE (Fed 8-hr. Std. = 9 ppm max. CO conc.)	1-HR. AVG. OF PEAK 8-HRS (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		1400		14	Background + Rdwy = Total	Background + Rdwy = Total 15 + 5 = 20
1982	1530	1430	14	14	7 + 3 = 10	7 + 3 = 10
1986	1600	1500	14	14	4 + 2 = 6	4 + 1 = 5
1990	1700	1600	14	14	2 + 2 = 4	2 + 2 = 4
1999	1890	1775	14	14	2 + 2 = 4	2 + 2 = 4

PROJECT TITLE: CENTRAL LIBRARY - FLOWER STREET

CITY of LOS ANGELES
BUREAU of ENGINEERING

TABULATION SHEET: WORST CASE CARBON MONOXIDE CONCENTRATIONS

DONALD C. TILLMAN, CITY ENGINEER

CITY OF LOS ANGELES

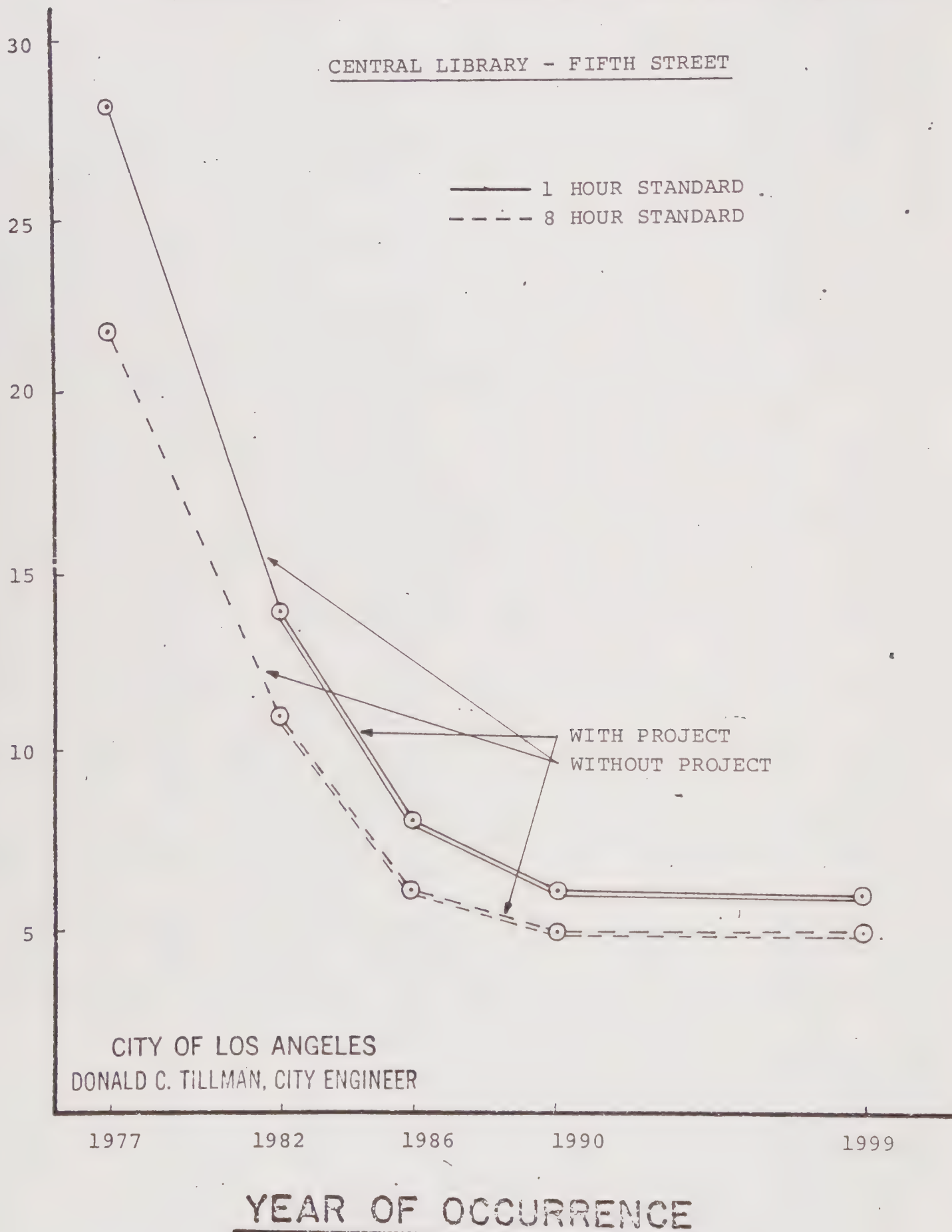
ATTACHMENT 15 (Sheet 9 of 13)

YEAR OF OCCURRENCE (Fed. 1-hr. Std. = 35 ppm max. CO conc.)	PEAK HOUR TRAFFIC (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		1850		12	Background + Rdwy = Total	Background + Rdwy = Total 20 + 8 = 28
1982	2040	1990	11	11	10 + 4 = 14	10 + 4 = 14
1986	2100	2050	11	11	5 + 3 = 8	5 + 3 = 8
1990	2150	2100	11	11	3 + 3 = 6	3 + 3 = 6
1999	2260	2210	10	10	3 + 3 = 6	3 + 3 = 6

YEAR OF OCCURRENCE (Fed. 8-hr. Std. = 9 ppm max. CO conc.)	I-HR. AVG. OF PEAK 8-HRS (VPH)		AVERAGE SPEED (MPH)		MICROSCALE CO CONCENTRATIONS (PPM)	
	With Project	Without Project	With Project	Without Project	Receptor Distance is With Project	Receptor Distance is Without Project
1977		1500		12	Background + Rdwy = Total	Background + Rdwy = Total 15 + 7 = 22
1982	1650	1610	11	11	7 + 4 = 11	7 + 4 = 11
1986	1700	1650	11	11	4 + 2 = 6	4 + 2 = 6
1990	1750	1700	11	11	2 + 3 = 5	2 + 2 = 4
1999	1830	1790	10	10	2 + 3 = 5	2 + 3 = 5

MICROSCALE ANALYSIS OF WORST CASE CARBON MONOXIDE CONCENTRATIONS

TOTAL CO CONCENTRATION (PPM)



MICROSCALE ANALYSIS OF WORST CASE CARBON MONOXIDE CONCENTRATIONS

CENTRAL LIBRARY - GRAND AVENUE

TOTAL CO CONCENTRATION (PPM)

30

25

20

15

10

5

— 1 HOUR STANDARD

- - - 8 HOUR STANDARD

WITH PROJECT
WITHOUT PROJECT

CITY OF LOS ANGELES
DONALD C. TILMAN, CITY ENGINEER

1977

1982

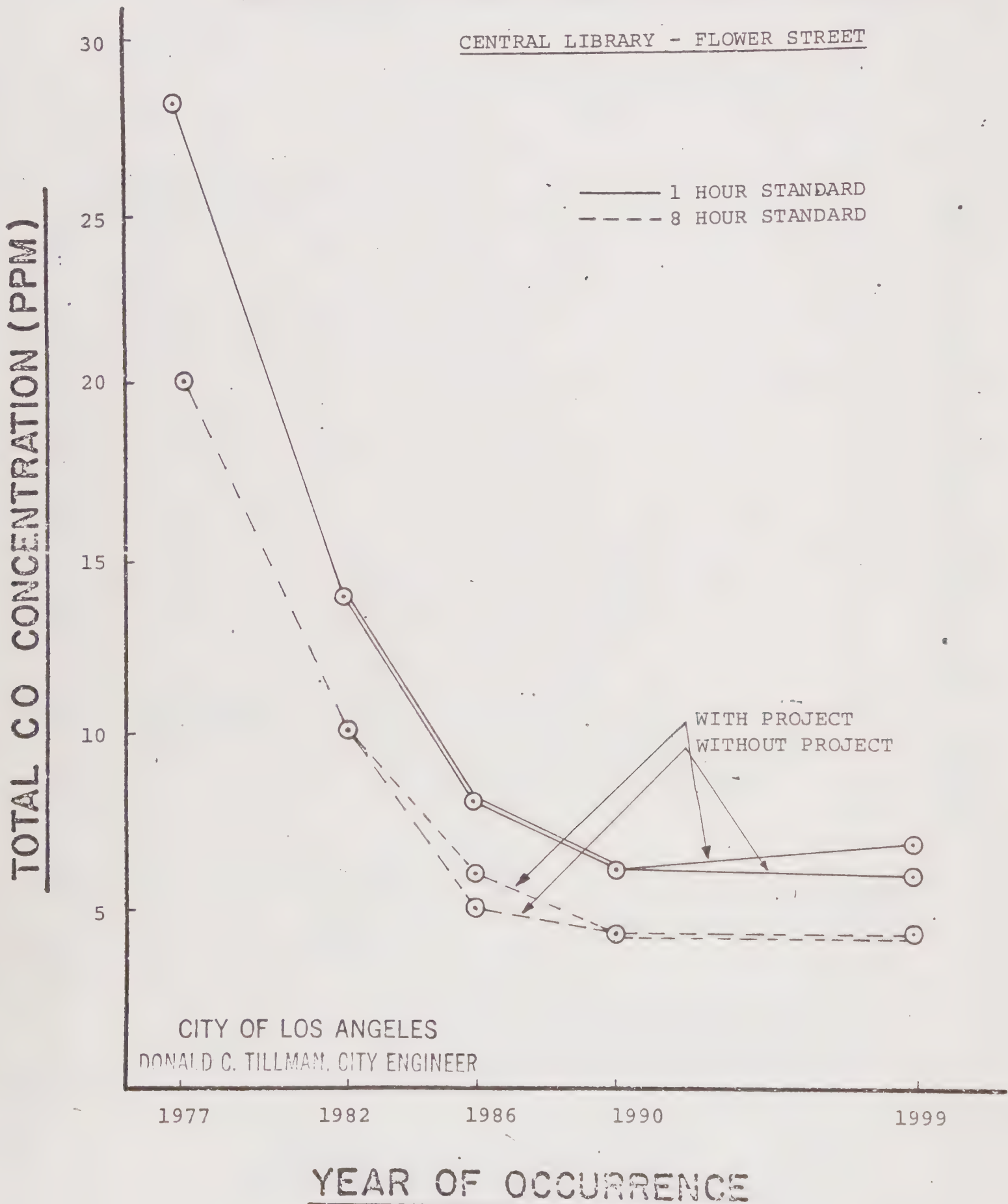
1986

1990

1999

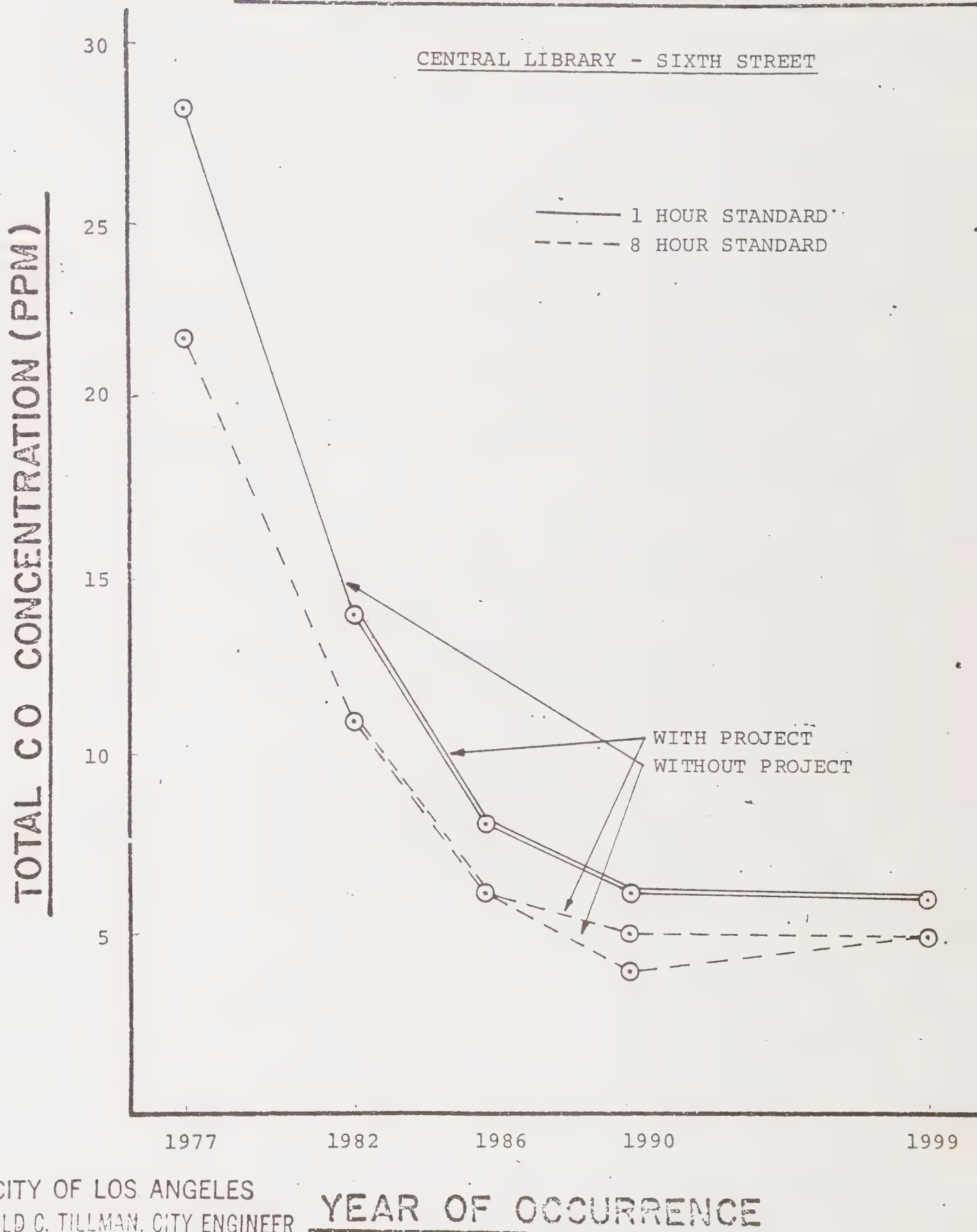
YEAR OF OCCURRENCE

MICROSCALE ANALYSIS OF WORST CASE CARBON MONOXIDE CONCENTRATIONS



MICROSCALE ANALYSIS OF WORST CASE

CARBON MONOXIDE CONCENTRATIONS



CITY OF LOS ANGELES
DONALD C. TILLMAN, CITY ENGINEER

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCEProject File
AMS
RLLADMIN. DIV. RM. 850
Letter Files Section

OCT 20 1977

Assigned To *Coord*

Date: October 19, 1977

To: Donald C. Tillman, City Engineer Attention: Lloyd D. Paulsen, Division Engineer
Coordinating DivisionFrom: *JW* Ileana Welch, Coordinator
Cultural Heritage Board, Municipal Arts DepartmentSubject: CENTRAL LIBRARY RENOVATION & EXPANSION - W.O. 95934

In response to your request for the Cultural Heritage Board's comments on its concerns with regard to this project, the Board hereby provides the following statements determined at a regular meeting on October 5, 1977 for incorporation in the corresponding Draft Environmental Impact Report:

Any decision to build a new Central Library which implies demolition of the existing Central Library building will be totally unacceptable to the Cultural Heritage Board.

We recommend the retention, as much as possible, of the thematic architectural integrity of the present Central Library building, including its relationship to surrounding structures, in any expansion or redesign which may be undertaken. Any new construction should blend into the existing architectural patterns so that there will be complete architectural harmony and integrity of design.

Since the placement of the building and the landscaping of the site are such important parts of this distinguished Historic-Cultural Monument, utmost consideration should be given to these factors.

We are especially concerned for the preservation of major art pieces created as an integral part of the interior and exterior design of the existing Central Library building and for the preservation of the patio adjacent to the Children's wing.

Consideration should be given to the restoration of the gardens, particularly the west lawn, which was destroyed to accommodate parking.

The Cultural Heritage Board applauds any efforts by city departments and private citizens to preserve this very important Historic-Cultural Monument in the development of new facilities for the Central Library.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 27, 1977

To: Donald C. Tillman, City Engineer
Attention: Lloyd D. Paulsen, Div. Engr., Coordinating Division

From: Board of Municipal Arts Commissioners

Subject: Central Library Renovation and Expansion, W.O. 95934

The Central Library building is an historic monument that is vital to the cultural and aesthetic environment of the City of Los Angeles. The Municipal Arts Commission strongly recommends that this building be PRESERVED - whatever final action is taken regarding construction of expanded library facilities on any site.

As the Commission sees them, the priorities regarding expansion of the library facilities on the present site are:

Any alterations or additions to the library should not compromise its integrity as an architecturally-significant monument and should be kept to a minimum. The impact of the exterior main mass of the building should be retained.

All works of art, including - but not limited to - sculpture, bas relief, sculptured bronze doors, inscriptions, murals and tile fountains, should be preserved and retained in their original location, without disturbing their original intent and effect.


The entire children's wing should be preserved - particularly the interior of the building and court - since it contains art forms which are both valuable and unique.

We recommend restoration of the west entry which was removed several years ago to construct a parking lot.

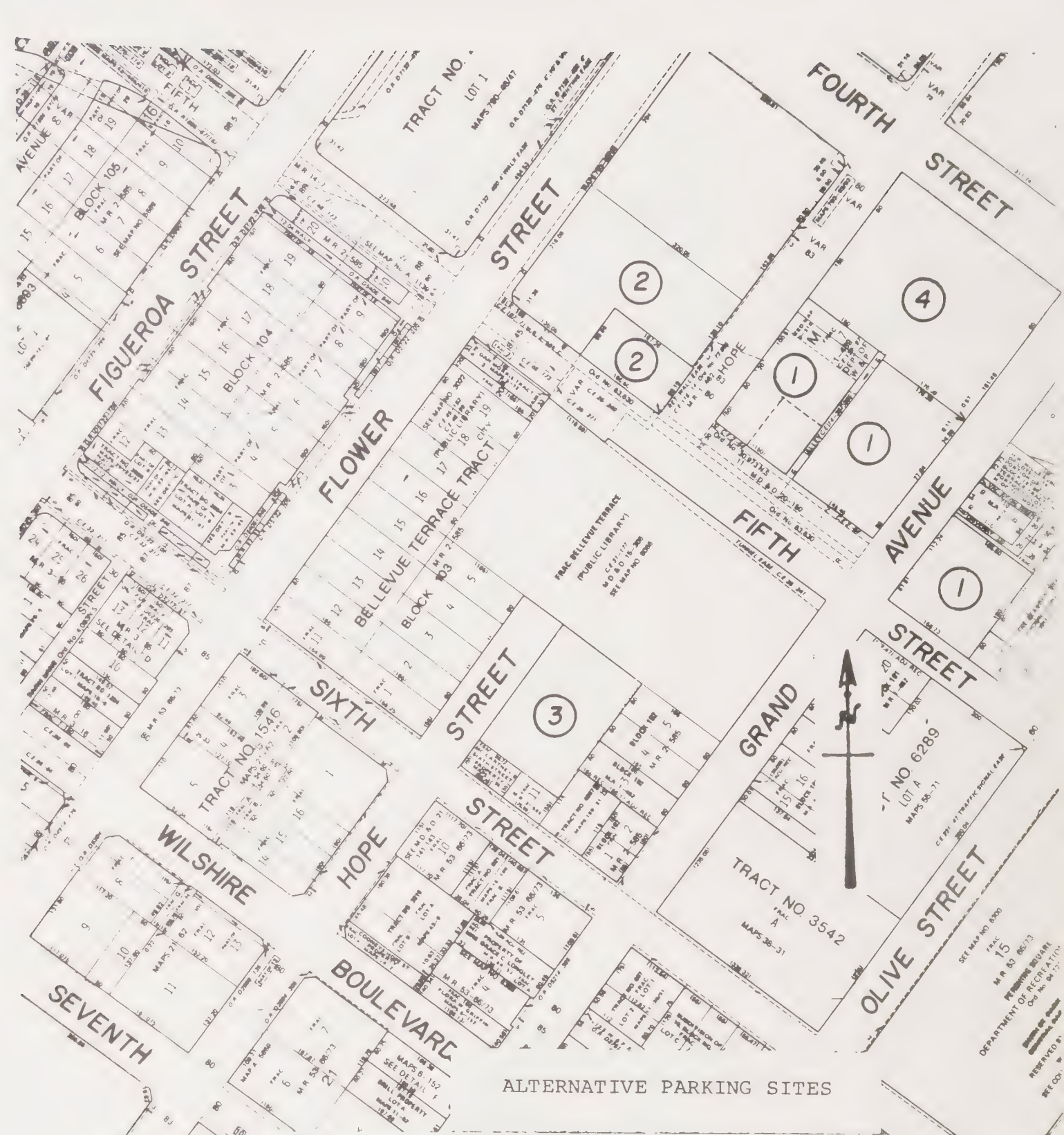
If all of these priorities cannot be accommodated within the selected expansion proposal, then the affected works of art should be removed and retained for use in the existing building or the new design. Both the actual method of removal and the new locations for specific works must be approved by the Municipal Arts Commission, as per City Charter responsibility of the Commission.

Of those alternative proposals thus far presented to us, we would like to emphasize that the Commission finds the subterranean and single-story alternatives more acceptable than the multi-story alternatives. Also in the alternatives suggesting additional wings on the library, any additions should be in keeping with the architectural integrity and symmetry of the main building mass. Any addition to the library building should be set back so that pedestrians can see a major part of the original central structure from the sidewalk.

As the actual plans are developed for this project, they must be presented for approval to the Municipal Arts Commission in schematic, preliminary and final form, according to procedures set out in the City Charter.


SUSAN HEINZ, President
Municipal Arts Commission

ATTACHMENT 16 (Sheet 2 of 2)

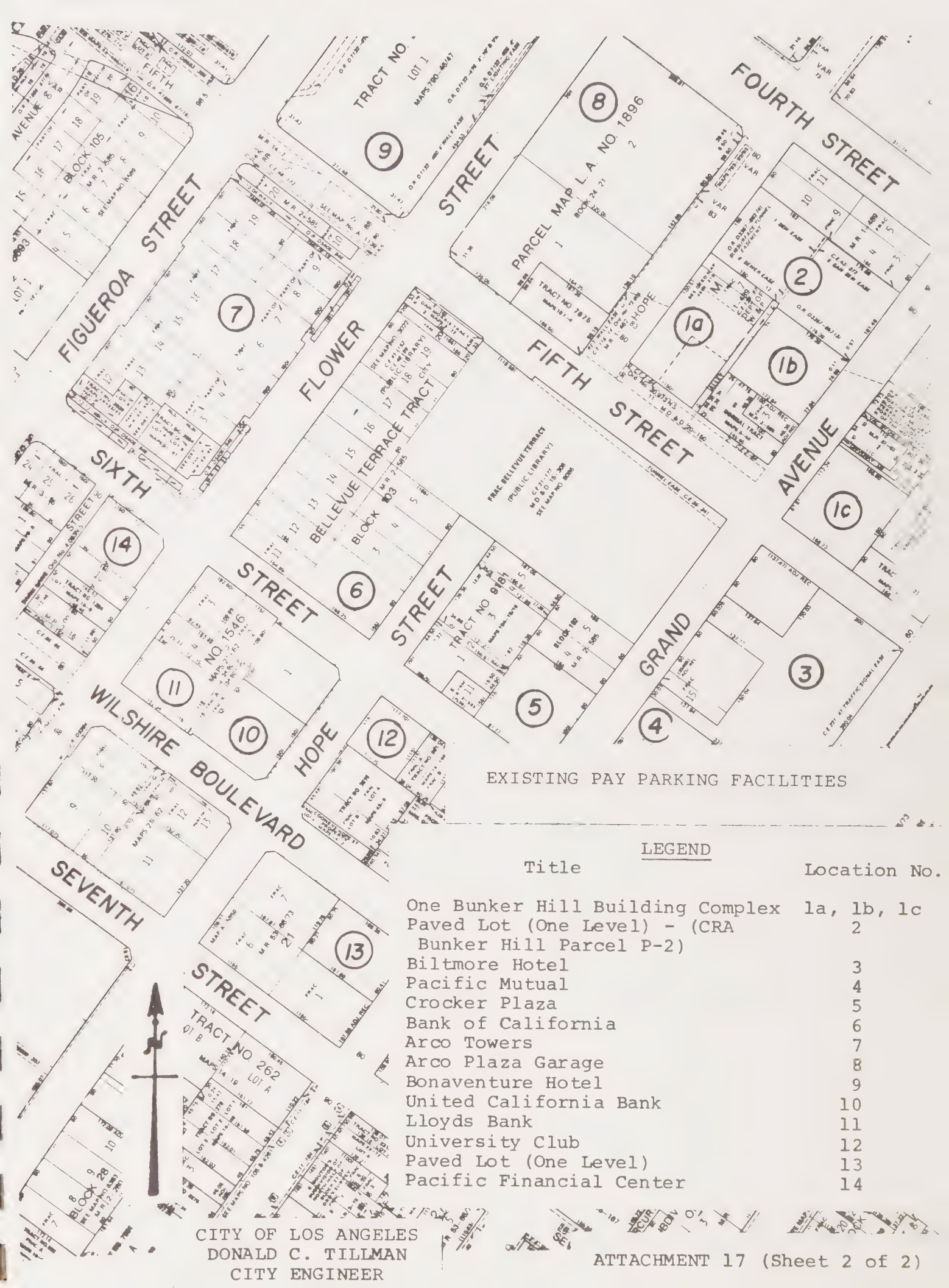


LEGEND

- (1) One Bunker Hill Building Complex
- (2) CRA Bunker Hill Parcel J-1/former "Sunkist" Property
- (3) Biola Hotel/Church of the Open Door
- (4) Parking lot northerly of One Bunker Hill Building
(CRA Bunker Hill Parcel P-2)

CITY OF LOS ANGELES
DONALD C. TILLMAN
CITY ENGINEER

ATTACHMENT 17 (Sheet 1 of 2)



EXISTING PAY PARKING FACILITIES

LEGEND

Title

Location No.

One Bunker Hill Building Complex	1a, 1b, 1c
Paved Lot (One Level) - (CRA	2
Bunker Hill Parcel P-2)	
Biltmore Hotel	3
Pacific Mutual	4
Crocker Plaza	5
Bank of California	6
Arco Towers	7
Arco Plaza Garage	8
Bonaventure Hotel	9
United California Bank	10
Lloyds Bank	11
University Club	12
Paved Lot (One Level)	13
Pacific Financial Center	14

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
Bureau of Engineering
STREET OPENING AND WIDENING DIVISION

GEOLOGY AND SOILS ENGINEERING SECTION

REPORT

September 20, 1977
163-490

GEOLOGIC INPUT FOR CENTRAL LIBRARY RENOVATION AND EXPANSION -
W. O. 95934

GEOLOGY

The proposed project is located near the northeasterly portion of the Los Angeles Coastal Plain. It is on the southwest side of 5th Street between Grand Avenue and Flower Street. The site is underlain by alluvial sediments consisting of clayey, silty sand and gravel with occasional cobbles. The site is southerly of the contact of the alluvium with the light gray siltstone of the Pico formation. Auger holes drilled by the City of Los Angeles on the southeast side of Grand Avenue and other borings drilled in the block westerly of the site disclosed a perched water table located directly above the subsurface contact of the permeable alluvial materials and the relatively impermeable bedrock. This saturated zone is approximately one foot thick.

SEISMIC SETTING

Fault Movement - Ground Rupture

No known active or potentially active faults are known to be in the immediate area of the site. The nearest known potentially active fault is the Hollywood Fault segment of the Malibu-Santa Monica-Hollywood-Raymond Fault. This fault is approximately 5 miles northerly of the site.

Ground Shaking

This site may be affected by ground shaking generated by an earthquake occurring on any of the following faults:
(Richter magnitudes from Greensfelder 1974 and NOAA, 1973)

<u>Fault (Active)</u>	<u>Distance</u>	<u>Maximum Credible Earthquake Richter Magnitude</u>
San Andreas	35 mi.	M 8.3
Newport-Inglewood	7 mi.	M 7.5
Santa Susana-San Fernando-Sierra Madre	13 mi.	M 6.5

September 20, 1977
163-490

<u>Fault</u> (Potentially Active)	<u>Distance</u>	<u>Maximum Credible Earthquake Richter Magnitude</u>
Malibu-Santa Monica- Hollywood-Raymond	5 mi.	M 7.5
Northridge	20 mi.	M 6.5
Whittier-Elsinore	16 mi.	M 7.5
Palos Verdes	17 mi.	M 7.0

The most severe ground shaking felt at this site from an active fault system would be generated by an M 7.5 earthquake occurring on the Newport-Inglewood Fault. Modified Mercalli Intensities of IX are estimated for this area (NOAA, 1973). Intensities of VIII are estimated for an M 8.3 earthquake on the San Andreas Fault (NOAA, 1973).

These Intensities are shared by the greater part of the alluvial areas in the Los Angeles area. Greensfelder (1974) places the peak bedrock acceleration for the greater Los Angeles area at .5 g. This figure and the Modified Mercalli Intensities are for a maximum credible earthquake. This is the maximum seismic event that is conceivable to occur on a fault without respect to time. Much lower bedrock accelerations and Modified Mercalli Intensities can be expected at this site from most seismic events in and adjacent to the Los Angeles area.

The San Fernando earthquake of February 9, 1971 produced recorded accelerations of 0.17 g and Modified Mercalli Intensities of VI to VII in this general area.

Design and construction of buildings to the standards set forth in the Building Code will eliminate most of the hazard to life and property for new construction at this site.

Liquefaction

In view of the grain size of the materials and the thin zone of saturated sediments, it appears that little or no potential for liquefaction exists at this site. This site is not in a liquefaction study area as noted in the Seismic Safety Element.


LANDSLIDING

There is little or no potential for landsliding as the site is located on flat to gently sloping alluvial materials. There are no known landslides in the immediate area.

September 20, 1977
163-490

SUBSIDENCE

This site is not in a subsidence area (Wentworth, 1970).


Russell C. Bingley
Engineering Geologist I
RG 2899 CEG 909



Art Dennis, Division Engineer
Street Opening & Widening Division

RCB/hz

BIBLIOGRAPHY

Greensfelder, R. W., 1974, Maximum Credible Rock Acceleration from Earthquakes in California: California Division of Mines and Geology, Map Sheet No. 23.

NOAA, 1973, A Study of Earthquake Losses in the Los Angeles, California Area: National Oceanic and Atmospheric Administration Environment Research Laboratories, 1973.

Wentworth, C.M.; Ziony, J.L.; Buchanan, J.M.; 1970, Preliminary Geologic Environmental Map of the Greater Los Angeles Area, California: U.S. Geological Survey TID - 25363.

FUNCTIONAL AND SOCIAL ASPECTS

	No Project	Site 2 Pershing Square	Site L-M (CRA)	Site Q-R (CLA)	Library/ Retail Complex	Existing Site	Proposed Project	Ideal
FUNCTIONAL ASPECTS								
Size (Net Sq. Ft.)	163,000	410,000	410,000	410,000	371,000	410,000	295,000	410,000
Operation Interrupted During Con- struction	No	No	No	No	No	Yes	Yes	No
Number of Moves	0	1	1	1	1	2	2	1
Expansion and Growth Possi- bilities (within constructed building)	No	Yes	Yes	Yes	Yes	Yes	No	Yes
Access to Public Transportation	Excellent	Good	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
Vehicular Access	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
Pedestrian Access	Excellent	Excellent	Fair	Good	Excellent	Excellent	Excellent	Excellent
Physical Plant Features	Poor	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
Security and Safety for Patrons	Poor	Fair	Excellent	Excellent	Good	Good	Good	Excellent
Adequate Parking Facilities	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Location of Some Facilities Out- side of Building	Yes	No	No	No	No	No	Yes	No
Availability of Site for Development in Reasonable Time Frame	Yes	Maybe (1)	No (2)	Yes	Yes	Yes	Yes	Yes

SOCIAL ASPECTS

Disposition of Existing Library	Known	Unknown	Unknown	Unknown	Unknown	Known	Known	Known
Serious Potential Social Impacts	No	Possible	No	No	No	No	No	No
Historical Prop- erties Affected	No	Yes (3) (4)	Indirectly (4)	Indirectly (4)	Indirectly (4)	Yes	Yes	No
Identifies with Civic, Cultural, and Commercial Centers	Yes	No	Yes	Yes	No	Yes	Yes	Yes
Good Visibility of Site	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

(1) See Section VI D5i(3).

(2) See Section VI D4a(4).

(3) A. L. Bath Building (refer to Section VI D5j(3)).

(4) Because the existing Central Library functions would be relocated into new facilities if the alternative is chosen, the historic significance of the original Central Library building is indirectly impacted.

LOCATION: Hope Street
N/O Upper 3rd Street

Bunker Hill Site L-M
Page 1 of 5

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (4 - 5 PM)	290	320	410	370	460
Route Speed (MPH)	30	30	30	30	30
DPHV S/B (7:45 AM)	270	300	380	380	380
Route Speed (MPH)	30	30	30	30	30
% HDV	0	0	0	0	0

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (11 AM-7 PM)	170	190	240	270	320
Route Speed (MPH)	30	30	30	30	30
DPHV S/B (11 AM-7 PM)	140	150	200	230	280
Route Speed (MPH)	30	30	30	30	30
% HDV	0	0	0	0	0

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AAAT	4400	4850	6200	6380	7730
Route Speed (MPH) N/B	30	30	30	30	30
Route Speed (MPH) S/B	30	30	30	30	30
% HDV	0	0	0	0	0

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AAAT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1438
Attachment 22
Sheet 1 of 17

Date: October 27, 1977

LOCATION: Grand Avenue
N/O Upper 3rd Street

Bunker Hill Site L-M
Page 2 of 5

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (4:30 PM)	1000	1080	1130	1110	1160
Route Speed (MPH)	28	28	27	28	27
DPHV S/B (8:00 AM)	960	1030	1090	1030	1090
Route Speed (MPH)	28	28	27	28	27
% HDV	1	1	1	1	1

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (11 AM-7 PM)	590	600	660	640	700
Route Speed (MPH)	30	30	30	30	30
DPHV S/B (11 AM-7 PM)	590	600	660	640	700
Route Speed (MPH)	30	30	30	30	30
% HDV	1	1	1	1	1

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	13,000	13,350	14,750	14,110	15,510
Route Speed (MPH) N/B	30	30	30	30	30
Route Speed (MPH) S/B	30	30	30	30	30
% HDV	1	1	1	1	1

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1438
Attachment 22
Sheet 2 of 17

Date: October 27, 1977

LOCATION: Upper 3rd St.
E/O Hope St.

Bunker Hill Site L-M
Page 3 of 5

PEAK - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
DPHV E/B (4:30 PM)	120	130	170	150	190
Route Speed (MPH)	30	30	30	30	30
DPHV W/B (8:00 AM)	130	140	180	140	180
Route Speed (MPH)	30	30	30	30	30
% HDV	0	0	0	0	0

PEAK CONSECUTIVE 8 - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
DPHV E/B (11 AM-7 PM)	60	60	80	120	140
Route Speed (MPH)	30	30	30	30	30
DPHV W/B (11 AM-7 PM)	60	70	90	130	150
Route Speed (MPH)	30	30	30	30	30
% HDV	0	0	0	0	0

24 - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
AADT	1410	1560	2010	2780	3230
Route Speed (MPH) E/B	30	30	30	30	30
Route Speed (MPH) W/B	30	30	30	30	30
% HDV	0	0	0	0	0

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1438
Attachment 22
Sheet 3 of 17

Date: October 27, 1977

LOCATION: 2nd Place
W/O Olive Street

Bunker Hill Site L-M
Page 4 of 5

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B (8:00 AM)	50	50	60	50	60
Route Speed (MPH)	33	33	33	33	33
DPHV W/B (4:00 PM)	50	50	60	200	210
Route Speed (MPH)	33	33	33	33	33
% HDV	0	0	0	0	0

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B (11 AM-7 PM)	20	20	30	250	260
Route Speed (MPH)	33	33	33	33	33
DPHV W/B (11 AM-7 PM)	20	20	30	250	260
Route Speed (MPH)	33	33	33	33	33
% HDV	0	0	0	0	0

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	2000	2100	3000	6680	7580
Route Speed (MPH) E/B	33	33	33	33	33
Route Speed (MPH) W/B	33	33	33	33	33
% HDV	0	0	0	0	0

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1438
Attachment 22
Sheet 4 of 17

Date: October 27, 1977

LOCATION: Olive Street
S/O 2nd Street

Bunker Hill Site L-M

Page 5 of 5

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (4:15 PM)	980	1010	1150	1110	1250
Route Speed (MPH)	28	28	27	27	26
DPHV S/B (8:00 AM)	940	970	1110	970	1110
Route Speed (MPH)	28	28	27	28	27
% HDV	2	2	2	2	2

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (11 AM-7 PM)	500	520	590	680	750
Route Speed (MPH)	30	30	30	29	28
DPHV S/B (11 AM-7 PM)	500	520	590	680	750
Route Speed (MPH)	30	30	30	29	28
% HDV	2	2	2		

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	11,200	11,600	13,200	14,650	16,250
Route Speed (MPH) N/B	30	30	29	28	27
Route Speed (MPH) S/B	30	30	29	28	27
% HDV	2	2	2	2	2

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1438

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Sheet 5 of 17

Date: October 27, 1977

LOCATION: Grand Avenue
S/O 1st Street

Bunker Hill Site Q-R

Page 1 of 4

PEAK - HOUR PERIOD

EXISTING

W/Library

	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (4:30)	1000	1080	1130	1080	1130
Route Speed (MPH)	28	28	27	28	27
DPHV S/B (7:00 AM)	960	1030	1090	1030	1090
Route Speed (MPH)	28	28	28	28	28
% HDV	1	1	1	1	1

PEAK CONSECUTIVE 8 - HOUR PERIOD

EXISTING

W/Library

	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (11 AM-7 PM)	590	600	660	600	660
Route Speed (MPH)	30	30	30	30	30
DPHV S/B (11 AM-7 PM)	590	600	660	600	660
Route Speed (MPH)	30	30	30	30	30
% HDV	1	1	1	1	1

24 - HOUR PERIOD

EXISTING

W/Library

	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	1300	13350	14750	13350	14750
Route Speed (MPH) N/B	30	30	30	30	30
Route Speed (MPH) S/B	30	30	30	30	30
% HDV	1	1	1	1	1

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1436
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Sheet 6 of 17

Date: October 27, 1977

LOCATION: 1st Street
W/O Olive Street

Bunker Hill Site Q-R

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PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B (4:15 PM)	1540	1640	2030	1740	2130
Route Speed (MPH)	25	25	23	23	20
DPHV W/B (7:45)	1080	1150	1420	1180	1450
Route Speed (MPH)	28	28	26	27	25
% HDV	2	2	2	2	2

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B (11 AM-7 PM)	1030	1090	1350	1170	1430
Route Speed (MPH)	25	25	25	25	24
DPHV W/B (11 AM-7 PM)	920	980	1210	1060	1290
Route Speed (MPH)	26	26	26	25	24
% HDV	2	2	2	2	2

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	24100	25630	31750	27160	34800
Route Speed (MPH) E/B	25	25	24	24	23
Route Speed (MPH) W/B	27	27	26	26	24
% HDV	2	2	2	2	2

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1436
Attachment 22
Sheet 7 of 17

Date: October 27, 1977

LOCATION: 2nd Place
W/O Olive Street

Bunker Hill Site Q-R
Page 3 of 4

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B (11 AM)	50	50	60	60	70
Route Speed (MPH)	33	33	33	33	33
DPHV N/B (4 PM)	50	50	60	60	70
Route Speed (MPH)	33	33	33	33	33
% HDV	0	0	0	0	0

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B 11 AM-7 PM)	20	20	30	30	40
Route Speed (MPH)	33	33	33	33	33
DPHV W/B (11 AM-7 PM)	20	20	30	30	40
Route Speed (MPH)	33	33	33	33	33
% HDV	0	0	0	0	0

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	2000	2100	3000	2200	3100
Route Speed (MPH) E/B	33	33	33	33	33
Route Speed (MPH) W/B	33	33	33	33	33
% HDV	0	0	0	0	0

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

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Sheet 8 of 17

Date: October 27, 1977

LOCATION: Olive Street
S/O 1st Street

Bunker Hill Site Q-R
Page 4 of 4

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (4:15 PM)	980	1010	1150	1210	1350
Route Speed (MPH)	28	28	27	27	26
DPHV S/B (8:00 AM)	940	970	1110	970	1110
Route Speed (MPH)	28	28	27	28	27
% HDV	2	2	2	2	2

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (11 AM-7 PM)	500	520	590	830	900
Route Speed (MPH)	30	30	30	28	28
DPHV S/B (11 AM-7 PM)	500	520	590	830	900
Route Speed (MPH)	30	30	30	28	28
% HDV	2	2	2	2	2

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	11200	11600	13200	17700	19300
Route Speed (MPH) N/B	30	30	29	27	27
Route Speed (MPH) S/B	30	30	29	27	27
% HDV	2	2	2	2	2

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

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Date: October 27, 1977

PEAK - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
DPHV E/B (4:30 PM)	1530	1600	1860	1800	2060
Route Speed (MPH)	13	13	12	12	11
DPHV	-	-	-	-	-
Route Speed (MPH)	-	-	-	-	-
% HDV	6	6	6	6	6

PEAK CONSECUTIVE 8 - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
DPHV E/B (11 AM-7 PM)	740	780	910	1090	1220
Route Speed (MPH)	13	13	13	13	13
DPHV	-	-	-	-	-
Route Speed (MPH)	-	-	-	-	-
% HDV	6	6	6	6	6

24 - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
AADT	17,440	18,440	21,400	21,490	24,490
Route Speed (MPH) E/B	13	13	13	13	12
Route Speed (MPH)	-	-	-	-	-
% HDV	6	6	6	6	6

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1437
Attachment 22
Sheet 10 of 17

Date: October 27, 1977

LOCATION: Broadway S/O
5th Street

Site 2 - Pershing Square
Page 2 of 4

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (4:45 PM)	750	810	1040	910	1140
Route Speed (MPH)	12	12	12	12	12
DPHV S/B (7:15 AM)	660	710	920	710	920
Route Speed (MPH)	10	10	10	10	10
% HDV	10	10	10	10	10

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (11 AM-7 PM)	650	700	910	860	1070
Route Speed (MPH)	10	10	10	10	10
DPHV S/B (11 AM-7 PM)	650	700	910	700	910
Route Speed (MPH)	10	10	10	10	10
% HDV	10	10	10	10	10

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	19,300	20,850	26,980	22,380	28,510
Route Speed (MPH) N/B	11	11	11	11	11
Route Speed (MPH) S/B	10	10	10	10	10
% HDV	10	10	10	10	10

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1437
Attachment 22
Sheet 11 of 17

Date: October 27, 1977

LOCATION: Hill Street
S/O 5th Street

Site 2 - Pershing Square

Page 3 of 4

PEAK - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
DPHV N/B (4:30 PM)	860	930	1200	930	1200
Route Speed (MPH)	12	12	12	12	12
DPHV S/B (7:30 AM)	860	930	1200	1030	1300
Route Speed (MPH)	15	15	14	14	13
% HDV	10	10	10	10	10

PEAK CONSECUTIVE 8 - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
DPHV N/B (11 AM-7 PM)	740	800	1040	800	1040
Route Speed (MPH)	12	12	12	12	12
DPHV S/B (11 AM-7 PM)	670	720	930	880	1090
Route Speed (MPH)	12	12	12	12	12
% HDV	10	10	10		

24 - HOUR PERIOD

	EXISTING			W/Library	
	1977	ETC (1982)	ETC + 20	ETC (1982)	ETC + 20
AADT	17,360	18,760	24,360	20,290	25,890
Route Speed (MPH) N/B	12	12	12	12	10
Route Speed (MPH) S/B	13	13	13	13	12
% HDV	10	10	10	10	10

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1437

Attachment 22

Sheet 12 of 17

Date: October 27, 1977

LOCATION: 5th Street
E/O Hill Street

Site 2 - Pershing Square
Page 4 of 4

PEAK - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV W/B (4:15 PM)	1200	1270	1550	1470	1750
Route Speed (MPH)	14	14	13	13	12
DPHV	-	-	-	-	-
Route Speed (MPH)	-	-	-	-	-
% HDV	6	6	6	6	6

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV W/B (11 AM-7 PM)	630	660	810	970	1120
Route Speed (MPH)	15	15	15	15	14
DPHV	-	-	-	-	-
Route Speed (MPH)	-	-	-	-	-
% HDV	6	6	6	6	6

24 - HOUR PERIOD

	<u>EXISTING</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	14,750	15,610	19,080	18,660	22,130
Route Speed (MPH) W/B	14	14	14	14	13
Route Speed (MPH)	-	-	-	-	-
% HDV	6	6	6	6	6

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1437
Attachment 22
Sheet 13 of 17

Date: October 27, 1977

LOCATION: Francisco St.
N/O 8th Street

Site J/M -
7th and Figueroa Streets
Page 1 of 4

PEAK - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (7:30 AM)	160	170	180	180	190
Route Speed (MPH)	18	18	18	18	18
DPHV S/B (4:15 PM)	240	250	270	890	910
Route Speed (MPH)	18	18	18	15	15
% HDV	3	3	3	3	3

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (11 AM-7 PM)	140	150	160	230	240
Route Speed (MPH)	20	20	20	20	20
DPHV S/B (11AM - 7PM)	160	170	180	430	440
Route Speed (MPH)	20	20	20	19	19
% HDV	3	3	3	3	3

24 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	4460	4610	5060	11170	11620
Route Speed (MPH) N/B	19	19	19	18	18
Route Speed (MPH) S/B	19	19	19	18	18
% HDV	3	3	3	3	3

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1439
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Sheet 14 of 17

Date: October 27, 1977

LOCATION: 7th Street
W/O Figueroa Street

Site J/M -
7th and Figueroa Streets
Page 2 of 4

PEAK - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B (4:30 PM)	690	750	1010	1000	1260
Route Speed (MPH)	22	22	20	20	18
DPHV W/B (4:30 PM)	760	830	1110	1270	1550
Route Speed (MPH)	21	21	20	18	16
% HDV	3	3	3	3	3

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B	530	580	780	760	960
Route Speed (MPH)	21	21	21	21	20
DPHV W/B	560	610	820	720	930
Route Speed (MPH)	21	21	21	21	20
% HDV	3	3	3	3	3

24 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	16100	17600	23600	22110	28110
Route Speed (MPH)	21	21	21	21	19
Route Speed (MPH)	21	21	21	19	18
% HDV	3	3	3	3	3

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1439
Attachment 22
Sheet 15 of 17

Date: October 27, 1977

LOCATION: 8th Street
W/O Figueroa Street

Site J/M -
7th and Figueroa Streets
Page 3 of 4

PEAK - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV W/B (4:30 PM)	2110	2400	3580	2910	4090
Route Speed (MPH)	14	14	10	13	8
DPHV	-	-	-	-	-
Route Speed (MPH)	-	-	-	-	-
% HDV	3	3	3	3	3

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV E/B	1340	1530	2270	1740	2480
Route Speed (MPH)	22	20	14	18	14
DPHV	-	-	-	-	-
Route Speed (MPH)	-	-	-	-	-
% HDV	3	3	3	3	3

24 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	19400	22100	32900	25380	36180
Route Speed (MPH) E/B	18	17	12	17	11
Route Speed (MPH)	-	-	-	-	-
% HDV	3	3	3	3	3

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1439
Attachment 22
Sheet 16 of 17

Date: October 27, 1977

LOCATION: Figueroa St.
S/O 7th St.

Site J/M -
7th and Figueroa Streets
Page 4 of 4

PEAK - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B (4 PM)	920	990	1250	990	1250
Route Speed (MPH)	15	15	14	15	14
DPHV S/B (4 PM)	1050	1120	1420	1430	1860
Route Speed (MPH)	10	10	8	7	6
% HDV	3	3	3	3	3

PEAK CONSECUTIVE 8 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
DPHV N/B	680	730	920	730	920
Route Speed (MPH)	12	12	12	12	12
DPHV S/B	760	820	1030	1010	1220
Route Speed (MPH)	12	12	12	12	11
% HDV	3	3	3	3	3

24 - HOUR PERIOD

	<u>EXISTING ROADWAY</u>			<u>W/Library</u>	
	<u>1977</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>	<u>ETC (1982)</u>	<u>ETC + 20</u>
AADT	19200	20590	26010	23460	28800
Route Speed (MPH) N/B	13	13	13	13	13
Route Speed (MPH) S/B	11	11	10	10	10
% HDV	3	3	3	3	3

Notes: DPHV: Directional Peak-Hour Volume
HDV: Heavy Duty Vehicles > 6,000 pounds
AADT: Average Annual Daily Traffic Volume
ETC: Estimated Time of Construction

CWP No. 77-1439
Attachment 22
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Date: October 27, 1977

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (80% Function-20% Form)

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1c		PROPOSAL 2 PARKING ON SITE		PROPOSAL 2 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	14.0	2.0	28.0	2.2	30.8	2.2	30.8
0 ₁₋₂	12.0	0.1	1.2	2.3	27.6	2.3	27.6
0 ₁₋₃	12.0	0.0	0.0	2.0	24.0	2.0	24.0
0 ₁₋₄	8.0	0.7	5.6	3.0	24.0	1.5	12.0
0 ₁₋₅	8.0	0.0	0.0	4.0	32.0	2.0	16.0
0 ₁₋₆	7.0	0.4	2.8	1.6	11.2	1.6	11.2
0 ₁₋₇	7.0	4.0	28.0	4.0	28.0	4.0	28.0
0 ₁₋₈	7.0	4.0	28.0	4.0	28.0	4.0	28.0
0 ₁₋₉	4.0	1.0	4.0	1.0	4.0	1.0	4.0
0 ₁₋₁₀	1.0	4.0	4.0	4.0	4.0	4.0	4.0
0 ₂₋₁	6.6	4.0	26.4	4.0	26.4	4.0	26.4
0 ₂₋₂₋₁	1.5	4.0	6.0	4.0	6.0	4.0	6.0
0 ₂₋₂₋₂	0.4	4.0	1.6	4.0	1.6	4.0	1.6
0 ₂₋₂₋₃	0.7	4.0	2.8	4.0	2.8	4.0	2.8
0 ₂₋₂₋₄	0.2	4.0	0.8	4.0	0.8	4.0	0.8
0 ₂₋₃	2.1	4.0	8.4	4.0	8.4	4.0	8.4
0 ₂₋₄	1.9	4.0	7.6	4.0	7.6	4.0	7.6
0 ₂₋₅	1.7	4.0	6.8	3.0	5.1	3.0	5.1
0 ₂₋₆	1.5	4.0	6.0	4.0	6.0	4.0	6.0
0 ₂₋₇	1.2	2.0	2.4	4.0	4.8	4.0	4.8
0 ₂₋₈	0.7	0.0	0.0	3.0	2.1	3.0	2.1
0 ₂₋₉	0.7	4.0	2.8	3.0	2.1	3.0	2.1
0 ₂₋₁₀₋₁	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₁₀₋₂	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₁₀₋₃	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₁₀₋₄	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₁₁	0.3	0.0	0.0	0.0	0.0	0.0	0.0
0 ₂₋₁₂	0.1	4.0	0.4	0.0	0.0	0.0	0.0
	100.0		175.2		288.9		260.9

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1a		PROPOSAL 1b	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	14.0	3.0	42.0	1.0	14.0
0 ₁₋₂	12.0	3.5	42.0	0.3	3.6
0 ₁₋₃	12.0	2.0	24.0	1.0	12.0
0 ₁₋₄	8.0	4.0	32.0	0.5	4.0
0 ₁₋₅	8.0	4.0	32.0	0.5	4.0
0 ₁₋₆	7.0	3.4	23.8	0.2	1.4
0 ₁₋₇	7.0	4.0	28.0	4.0	28.0
0 ₁₋₈	7.0	4.0	28.0	4.0	28.0
0 ₁₋₉	4.0	1.0	4.0	0.8	3.2
0 ₁₋₁₀	1.0	2.0	2.0	4.0	4.0
0 ₂₋₁	6.6	4.0	26.4	4.0	26.4
0 ₂₋₂₋₁	1.5	0.0	0.0	4.0	6.0
0 ₂₋₂₋₂	0.4	3.0	1.2	4.0	1.6
0 ₂₋₂₋₃	0.7	2.0	1.4	4.0	2.8
0 ₂₋₂₋₄	0.2	3.0	0.6	4.0	0.8
0 ₂₋₃	2.1	4.0	8.4	4.0	8.4
0 ₂₋₄	1.9	0.0	0.0	4.0	7.6
0 ₂₋₅	1.7	3.5	6.0	4.0	6.8
0 ₂₋₆	1.5	2.0	3.0	4.0	6.0
0 ₂₋₇	1.2	3.0	3.6	2.0	2.4
0 ₂₋₈	0.7	0.5	0.4	0.0	0.0
0 ₂₋₉	0.7	0.0	0.0	4.0	2.8
0 ₂₋₁₀₋₁	0.1	2.0	0.2	4.0	0.4
0 ₂₋₁₀₋₂	0.1	3.0	0.3	4.0	0.4
0 ₂₋₁₀₋₃	0.1	1.0	0.1	4.0	0.4
0 ₂₋₁₀₋₄	0.1	3.0	0.3	4.0	0.4
0 ₂₋₁₁	0.3	0.0	0.0	0.0	0.0
0 ₂₋₁₂	0.1	0.0	0.0	4.0	0.4
	100.0		309.7		175.4

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (80% Function-20% Form)

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4a PARKING ON SITE		PROPOSAL 4b PARKING ON SITE		PROPOSAL 4b PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	14.0	2.2	30.8	2.3	32.2	2.3	32.2
01-2	12.0	2.2	26.4	1.7	20.4	1.7	20.4
01-3	12.0	2.0	24.0	2.0	24.0	2.0	24.0
01-4	8.0	1.2	9.6	2.0	16.0	1.0	8.0
01-5	8.0	2.0	16.0	4.0	32.0	2.0	16.0
01-6	7.0	2.5	17.5	2.0	14.0	2.0	14.0
01-7	7.0	4.0	28.0	4.0	28.0	4.0	28.0
01-8	7.0	4.0	28.0	4.0	28.0	4.0	28.0
01-9	4.0	1.0	4.0	1.0	4.0	1.0	4.0
01-10	1.0	3.0	3.0	3.0	3.0	3.0	3.0
02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4
02-2-1	1.5	1.0	1.5	2.5	3.8	2.5	3.8
02-2-2	0.4	3.0	1.2	3.0	1.2	3.0	1.2
02-2-3	0.7	2.0	1.4	1.0	0.7	1.0	0.7
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	2.0	4.2	1.0	2.1	1.0	2.1
02-4	1.9	0.0	0.0	0.0	0.0	0.0	0.0
02-5	1.7	2.5	4.3	2.5	4.3	2.5	4.3
02-6	1.5	2.0	3.0	1.6	2.4	1.6	2.4
02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-8	0.7	1.2	0.8	2.8	2.0	2.8	2.0
02-9	0.7	2.0	1.4	1.0	0.7	1.0	0.7
02-10-1	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-2	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-3	0.1	1.0	0.1	1.0	0.1	1.0	0.1
02-10-4	0.1	3.0	0.3	3.0	0.3	3.0	0.3
02-11	0.3	0.0	0.0	4.0	1.2	4.0	1.2
02-12	0.1	0.0	0.0	0.0	0.0	0.0	0.0
100.0		238.3		253.2		229.2	

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 3 PARKING ON SITE		PROPOSAL 3 PARKING OFF SITE		PROPOSAL 4a PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	14.0	2.8	39.2	2.8	39.2	2.2	30.8
01-2	12.0	2.0	24.0	2.0	24.0	2.2	26.4
01-3	12.0	2.0	24.0	2.0	24.0	2.0	24.0
01-4	8.0	2.0	16.0	1.0	8.0	2.5	20.0
01-5	8.0	4.0	32.0	2.0	16.0	4.0	32.0
01-6	7.0	2.5	17.5	2.5	17.5	2.5	17.5
01-7	7.0	4.0	28.0	4.0	28.0	4.0	28.0
01-8	7.0	4.0	28.0	4.0	28.0	4.0	28.0
01-9	4.0	1.0	4.0	1.0	4.0	1.0	4.0
01-10	1.0	2.7	2.7	2.7	2.7	3.0	3.0
02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4
02-2-1	1.5	4.0	6.0	4.0	6.0	1.0	1.5
02-2-2	0.4	3.0	1.2	3.0	1.2	3.0	1.2
02-2-3	0.7	0.5	0.4	0.5	0.4	2.0	1.4
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	2.0	4.2	2.0	4.2	2.0	4.2
02-4	1.9	4.0	7.6	4.0	7.6	0.0	0.0
02-5	1.7	2.0	3.4	2.0	3.4	2.5	4.3
02-6	1.5	1.8	2.7	1.8	2.7	2.0	3.0
02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-8	0.7	4.0	2.8	4.0	2.8	1.2	0.8
02-9	0.7	0.0	0.0	0.0	0.0	2.0	1.4
02-10-1	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-2	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-3	0.1	0.0	0.0	0.0	0.0	1.0	0.1
02-10-4	0.1	3.0	0.3	3.0	0.3	3.0	0.3
02-11	0.3	4.0	1.2	4.0	1.2	0.0	0.0
02-12	0.1	0.0	0.0	0.0	0.0	0.0	0.0
100.0		278.0		254.0		264.7	

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (80% Function-20% Form)

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4d PARKING ON SITE		PROPOSAL 4c PARKING OFF SITE		PROPOSAL 4d PARKING ON SITE		OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4d PARKING OFF SITE		PROPOSAL 5 PARKING ON SITE		PROPOSAL 5 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING			RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	14.0	2.8	39.2	2.0	28.0	2.8	39.2	01-1	14.0	2.8	39.2	2.0	28.0	2.0	28.0
01-2	12.0	2.5	30.0	1.0	12.0	2.5	30.0	01-2	12.0	2.5	30.0	0.5	6.0	0.5	6.0
01-3	12.0	2.0	24.0	2.0	24.0	2.0	24.0	01-3	12.0	2.0	24.0	2.0	24.0	2.0	24.0
01-4	8.0	1.3	10.4	0.9	7.2	2.6	20.8	01-4	8.0	1.3	10.4	1.5	12.0	0.8	6.4
01-5	8.0	2.0	16.0	2.0	16.0	4.0	32.0	01-5	8.0	2.0	16.0	4.0	32.0	2.0	16.0
01-6	7.0	3.2	22.4	1.0	7.0	3.2	22.4	01-6	7.0	3.2	22.4	0.2	1.4	0.2	1.4
01-7	7.0	4.0	28.0	4.0	28.0	4.0	28.0	01-7	7.0	4.0	28.0	4.0	28.0	4.0	28.0
01-8	7.0	4.0	28.0	4.0	28.0	4.0	28.0	01-8	7.0	4.0	28.0	4.0	28.0	4.0	28.0
01-9	4.0	1.0	4.0	1.0	4.0	1.0	4.0	01-9	4.0	1.0	4.0	1.0	4.0	1.0	4.0
01-10	1.0	2.5	2.5	3.0	3.0	2.5	2.5	01-10	1.0	2.5	2.5	3.7	3.7	3.7	3.7
02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4	02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4
02-2-1	1.5	0.0	0.0	2.7	4.1	0.0	0.0	02-2-1	1.5	0.0	0.0	4.0	6.0	4.0	6.0
02-2-2	0.4	2.0	0.8	3.0	1.2	2.0	0.8	02-2-2	0.4	2.0	0.8	4.0	1.6	4.0	1.6
02-2-3	0.7	0.2	0.1	2.5	1.8	0.2	0.1	02-2-3	0.7	0.2	0.1	1.5	1.1	1.5	1.1
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8	02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	0.0	0.0	4.0	8.4	0.0	0.0	02-3	2.1	0.0	0.0	0.0	0.0	0.0	0.0
02-4	1.9	0.0	0.0	0.0	0.0	0.0	0.0	02-4	1.9	0.0	0.0	4.0	7.6	4.0	7.6
02-5	1.7	1.5	2.6	2.8	4.8	1.5	2.6	02-5	1.7	1.5	2.6	2.7	4.6	2.7	4.6
02-6	1.5	1.0	1.5	1.0	1.5	1.0	1.5	02-6	1.5	1.0	1.5	0.0	0.0	0.0	0.0
02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8	02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-8	0.7	0.5	0.4	3.0	2.1	0.5	0.4	02-8	0.7	0.5	0.4	4.0	2.8	4.0	2.8
02-9	0.7	0.2	0.1	2.0	1.4	0.2	0.1	02-9	0.7	0.2	0.1	1.2	0.8	1.2	0.8
02-10-1	0.1	1.1	0.1	4.0	0.4	1.1	0.1	02-10-1	0.1	1.1	0.1	4.0	0.4	4.0	0.4
02-10-2	0.1	4.0	0.4	4.0	0.4	4.0	0.4	02-10-2	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-3	0.1	1.0	0.1	1.0	0.1	1.0	0.1	02-10-3	0.1	1.0	0.1	1.0	0.1	1.0	0.1
02-10-4	0.1	3.0	0.3	3.0	0.3	3.0	0.3	02-10-4	0.1	3.0	0.3	3.0	0.3	3.0	0.3
02-11	0.3	0.0	0.0	4.0	1.2	0.0	0.0	02-11	0.3	0.0	0.0	4.0	1.2	4.0	1.2
02-12	0.1	0.0	0.0	0.0	0.0	0.0	0.0	02-12	0.1	0.0	0.0	0.0	0.0	0.0	0.0
100.0		240.1		216.9		269.3		100.0		242.9		226.0		204.4	

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 6a		PROPOSAL 6b		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	14.0	2.9	40.6	2.0	28.0		
01-2	12.0	1.5	18.0	0.2	2.4		
01-3	12.0	2.0	24.0	2.0	24.0		
01-4	8.0	2.5	20.0	1.0	8.0		
01-5	8.0	3.0	24.0	2.0	16.0		
01-6	7.0	2.0	14.0	0.1	0.7		
01-7	7.0	4.0	28.0	4.0	28.0		
01-8	7.0	4.0	28.0	4.0	28.0		
01-9	4.0	0.8	3.2	1.0	4.0		
01-10	1.0	4.0	4.0	4.0	4.0		
02-1	6.6	4.0	26.4	4.0	26.4		
02-2-1	1.5	3.0	1.2	3.0	0.6		
02-2-2	0.4	3.0	4.5	3.0	0.6		
02-2-3	0.7	4.0	2.8	3.0	2.1		
02-2-4	0.2	4.0	0.8	4.0	0.8		
02-3	2.1	3.0	6.3	4.0	8.4		
02-4	1.9	4.0	7.6	4.0	7.6		
02-5	1.7	4.0	6.8	4.0	6.8		
02-6	1.5	3.7	5.6	3.7	5.6		
02-7	1.2	4.0	4.8	4.0	4.8		
02-8	0.7	4.0	2.8	4.0	2.8		
02-9	0.7	4.0	2.8	4.0	2.8		
02-10-1	0.1	4.0	0.4	4.0	0.4		
02-10-2	0.1	4.0	0.4	4.0	0.4		
02-10-3	0.1	4.0	0.4	4.0	0.4		
02-10-4	0.1	3.0	0.3	3.0	0.3		
02-11	0.3	4.0	1.2	4.0	1.2		
02-12	0.1	0.0	0.0	0.0	0.0		
100.0		278.9		215.1			

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL L-M-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL L-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	14.0	4.0	56.0	4.0	56.0		
01-2	12.0	3.7	44.4	3.7	44.4		
01-3	12.0	3.5	42.0	3.5	42.0		
01-4	8.0	4.0	32.0	4.0	32.0		
01-5	8.0	4.0	32.0	4.0	32.0		
01-6	7.0	3.5	24.5	3.5	24.5		
01-7	7.0	2.0	14.0	2.0	14.0		
01-8	7.0	3.0	21.0	3.0	21.0		
01-9	4.0	0.0	0.0	0.0	0.0		
01-10	1.0	4.0	4.0	0.0	0.0		
02-1	6.6	2.0	13.2	0.0	0.0		
02-2-1	1.5						
02-2-2	0.4						
02-2-3	0.7						
02-2-4	0.2						
02-3	2.1						
02-4	1.9						
02-5	1.7						
02-6	1.5						
02-7	1.2						
02-8	0.7						
02-9	0.7						
02-10-1	0.1						
02-10-2	0.1						
02-10-3	0.1						
02-10-4	0.1						
02-11	0.3						
02-12	0.1						
100.0		283.1		265.9			

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (80% Function-20% Form)

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE		SITE PROPOSAL NO. 2 COMPATIBLE USE FOR EX LIBRARY		OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL NO. 2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL J-M-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL J-M-2 DISPOSAL OF EX LIBRARY SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING			RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	14.0	4.0	56.0	4.0	56.0	4.0	56.0	01-1	14.0	4.0	56.0	4.0	56.0	4.0	56.0
01-2	12.0	3.5	42.0	3.5	42.0	3.5	42.0	01-2	12.0	3.5	42.0	2.5	30.0	2.5	30.0
01-3	12.0	3.5	42.0	3.5	42.0	3.5	42.0	01-3	12.0	3.5	42.0	3.5	42.0	3.5	42.0
01-4	8.0	4.0	32.0	4.0	32.0	4.0	32.0	01-4	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-5	8.0	4.0	32.0	4.0	32.0	4.0	32.0	01-5	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-6	7.0	3.5	24.5	3.5	24.5	3.5	24.5	01-6	7.0	3.5	24.5	2.5	17.5	2.5	17.5
01-7	7.0	2.0	14.0	2.0	14.0	2.0	14.0	01-7	7.0	2.0	14.0	2.0	14.0	2.0	14.0
01-8	7.0	3.5	24.5	3.5	24.5	3.5	24.5	01-8	7.0	3.5	24.5	3.8	26.6	3.8	26.6
01-9	4.0	0.0	0.0	0.0	0.0	0.0	0.0	01-9	4.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	1.0	4.0	4.0	0.0	0.0	4.0	4.0	01-10	1.0	0.0	0.0	4.0	4.0	0.0	0.0
02-1	6.6	2.0	13.2	0.0	0.0	2.0	13.2	02-1	6.6	0.0	0.0	2.0	13.2	0.0	0.0
02-2-1	1.5							02-2-1	1.5						
02-2-2	0.4							02-2-2	0.4						
02-2-3	0.7							02-2-3	0.7						
02-2-4	0.2							02-2-4	0.2						
02-3	2.1							02-3	2.1						
02-4	1.9							02-4	1.9						
02-5	1.7							02-5	1.7						
02-6	1.5							02-6	1.5						
02-7	1.2							02-7	1.2						
02-8	0.7							02-8	0.7						
02-9	0.7							02-9	0.7						
02-10-1	0.1							02-10-1	0.1						
02-10-2	0.1							02-10-2	0.1						
02-10-3	0.1							02-10-3	0.1						
02-10-4	0.1							02-10-4	0.1						
02-11	0.3							02-11	0.3						
02-12	0.1							02-12	0.1						
100.0		284.2		267.0		284.2		100.0		267.0		267.3		250.1	

OBJECTIVES 80% Function 20% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE		SITE PROPOSAL NO. 2 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	14.0	4.0	56.0	4.0	56.0	4.0	56.0
01-2	12.0	3.5	42.0	3.5	42.0	3.5	42.0
01-3	12.0	3.5	42.0	3.5	42.0	3.5	42.0
01-4	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-5	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-6	7.0	3.5	24.5	3.5	24.5	3.5	24.5
01-7	7.0	2.0	14.0	2.0	14.0	2.0	14.0
01-8	7.0	3.5	24.5	3.5	24.5	3.5	24.5
01-9	4.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	1.0	4.0	4.0	0.0	0.0	4.0	4.0
02-1	6.6	2.0	13.2	0.0	0.0	2.0	13.2
02-2-1	1.5						
02-2-2	0.4						
02-2-3	0.7						
02-2-4	0.2						
02-3	2.1						
02-4	1.9						
02-5	1.7						
02-6	1.5						
02-7	1.2						
02-8	0.7						
02-9	0.7						
02-10-1	0.1						
02-10-2	0.1						
02-10-3	0.1						
02-10-4	0.1						
02-11	0.3						
02-12	0.1						
100.0		284.2		267.0		284.2	

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (50% Function-50% Form)

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1c		PROPOSAL 2a PARKING ON SITE		PROPOSAL 2b PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	8.7	2.0	17.4	2.2	19.1	2.2	19.1
01-2	7.5	0.1	0.8	2.3	17.3	2.3	17.3
01-3	7.5	0.0	0.0	2.0	15.0	2.0	15.0
01-4	5.0	0.7	3.5	3.0	15.0	1.5	7.5
01-5	5.0	0.0	0.0	4.0	20.0	2.0	10.0
01-6	4.4	0.4	1.8	1.6	7.0	1.6	7.0
01-7	4.4	4.0	17.6	4.0	17.6	4.0	17.6
01-8	4.4	4.0	17.6	4.0	17.6	4.0	17.6
01-9	2.5	1.0	2.5	1.0	2.5	1.0	2.5
01-10	0.6	4.0	2.4	4.0	2.4	4.0	2.4
02-1	16.5	4.0	66.0	4.0	66.0	4.0	66.0
02-2-1	1.0	4.0	4.0	4.0	4.0	4.0	4.0
02-2-2	3.8	4.0	15.2	4.0	15.2	4.0	15.2
02-2-3	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-2-4	0.5	4.0	2.0	4.0	2.0	4.0	2.0
02-3	5.3	4.0	21.2	4.0	21.2	4.0	21.2
02-4	4.8	4.0	19.2	4.0	19.2	4.0	19.2
02-5	4.3	4.0	17.2	3.0	12.9	3.0	12.9
02-6	3.7	4.0	14.8	4.0	14.8	4.0	14.8
02-7	3.0	2.0	6.0	4.0	12.0	4.0	12.0
02-8	1.8	0.0	0.0	3.0	5.4	3.0	5.4
02-9	1.8	4.0	7.2	3.0	5.4	3.0	5.4
02-10-1	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-2	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-3	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-11	0.8	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.2	4.0	0.8	0.0	0.0	0.0	0.0
100.0		247.2		321.6		304.1	

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1a		PROPOSAL 1b	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	8.7	3.0	26.1	0.0	0.0
01-2	7.5	3.5	26.3	0.2	1.5
01-3	7.5	2.0	15.0	0.0	0.0
01-4	5.0	4.0	20.0	0.5	2.5
01-5	5.0	4.0	20.0	0.0	0.0
01-6	4.4	3.4	15.0	0.2	0.9
01-7	4.4	4.0	17.6	4.0	17.6
01-8	4.4	4.0	17.6	4.0	17.6
01-9	2.5	1.0	2.5	1.0	2.5
01-10	0.6	2.0	1.2	4.0	2.4
02-1	16.5	4.0	66.0	4.0	66.0
02-2-1	1.0	0.0	0.0	4.0	4.0
02-2-2	3.8	3.0	11.4	4.0	15.2
02-2-3	1.7	2.0	3.4	4.0	6.8
02-2-4	0.5	3.0	1.5	4.0	2.0
02-3	5.3	4.0	21.2	4.0	21.2
02-4	4.8	0.0	0.0	4.0	19.2
02-5	4.3	3.5	15.1	4.0	17.2
02-6	3.7	2.0	7.4	4.0	14.8
02-7	3.0	3.0	9.0	2.0	6.0
02-8	1.8	0.5	0.9	0.0	0.0
02-9	1.8	0.0	0.0	4.0	7.2
02-10-1	0.2	2.0	0.4	4.0	0.8
02-10-2	0.2	3.0	0.6	4.0	0.8
02-10-3	0.2	1.0	0.2	4.0	0.8
02-10-4	0.2	3.0	0.6	4.0	0.8
02-11	0.8	0.0	0.0	0.0	0.0
02-12	0.2	0.0	0.0	4.0	0.8
100.00		299.0		228.6	

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 3a PARKING ON SITE		PROPOSAL 3b PARKING OFF SITE		PROPOSAL 4a PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	8.7	2.8	24.4	2.8	24.4	2.2	19.1
0 ₁₋₂	7.5	2.0	15.0	2.0	15.0	2.2	16.5
0 ₁₋₃	7.5	2.0	15.0	2.0	15.0	2.0	15.0
0 ₁₋₄	5.0	2.0	10.0	1.0	5.0	2.5	12.5
0 ₁₋₅	5.0	4.0	20.0	2.0	10.0	4.0	20.0
0 ₁₋₆	4.4	2.5	11.0	2.5	11.0	2.5	11.0
0 ₁₋₇	4.4	4.0	17.6	4.0	17.6	4.0	17.5
0 ₁₋₈	4.4	4.0	17.6	4.0	17.6	4.0	17.6
0 ₁₋₉	2.5	1.0	2.5	1.0	2.5	1.0	2.5
0 ₁₋₁₀	0.6	2.7	1.6	2.7	1.6	3.0	1.8
0 ₂₋₁	16.5	4.0	66.0	4.0	66.0	4.0	66.0
0 ₂₋₂₋₁	1.0	4.0	4.0	4.0	4.0	1.0	1.0
0 ₂₋₂₋₂	3.8	3.0	11.4	3.0	11.4	3.0	11.4
0 ₂₋₂₋₃	1.7	0.5	0.9	0.5	0.9	2.0	3.4
0 ₂₋₂₋₄	0.5	4.0	2.0	4.0	2.0	4.0	2.0
0 ₂₋₃	5.3	2.0	10.6	2.0	10.6	2.0	10.6
0 ₂₋₄	4.8	4.0	19.2	4.0	19.2	0.0	0.0
0 ₂₋₅	4.3	2.0	8.6	2.0	8.6	2.5	10.8
0 ₂₋₆	3.7	1.8	6.7	1.8	6.7	2.0	7.4
0 ₂₋₇	3.0	4.0	12.0	4.0	12.0	4.0	12.0
0 ₂₋₈	1.8	4.0	7.2	4.0	7.2	1.2	2.2
0 ₂₋₉	1.8	0.0	0.0	0.0	0.0	2.0	3.6
0 ₂₋₁₀₋₁	0.2	4.0	0.8	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₂	0.2	4.0	0.8	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₃	0.2	0.0	0.0	0.0	0.0	0.0	0.2
0 ₂₋₁₀₋₄	0.2	3.0	0.6	3.0	0.6	3.0	0.6
0 ₂₋₁₁	0.8	4.0	3.2	4.0	3.2	0.0	0.0
0 ₂₋₁₂	0.2	0.0	0.0	0.0	0.0	0.0	0.0
100.0		288.7		273.7		266.4	

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4a PARKING OFF SITE		PROPOSAL 4b PARKING ON SITE		PROPOSAL 4b PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	8.7	2.2	19.1	2.3	20.0	2.3	20.0
0 ₁₋₂	7.5	2.2	16.5	1.7	12.8	1.7	12.8
0 ₁₋₃	7.5	2.0	15.0	2.0	15.0	2.0	15.0
0 ₁₋₄	5.0	1.2	6.0	2.0	10.0	1.0	5.0
0 ₁₋₅	5.0	2.0	10.0	4.0	20.0	2.0	10.0
0 ₁₋₆	4.4	2.5	11.0	2.0	8.8	2.0	8.8
0 ₁₋₇	4.4	4.0	17.6	4.0	17.6	4.0	17.6
0 ₁₋₈	4.4	4.0	17.6	4.0	17.6	4.0	17.6
0 ₁₋₉	2.5	1.0	2.5	1.0	2.5	1.0	2.5
0 ₁₋₁₀	0.6	3.0	1.8	3.0	1.8	3.0	1.8
0 ₂₋₁	16.5	4.0	66.0	4.0	66.0	4.0	66.0
0 ₂₋₂₋₁	1.0	1.0	1.0	2.5	2.5	2.5	2.5
0 ₂₋₂₋₂	3.8	3.0	11.4	3.0	11.4	3.0	11.4
0 ₂₋₂₋₃	1.7	2.0	3.4	1.0	1.7	1.0	1.7
0 ₂₋₂₋₄	0.5	4.0	2.0	4.0	2.0	4.0	2.0
0 ₂₋₃	5.3	2.0	10.6	1.0	5.3	1.0	5.3
0 ₂₋₄	4.8	0.0	0.0	0.0	0.0	0.0	0.0
0 ₂₋₅	4.3	2.5	10.8	2.5	10.8	2.5	10.8
0 ₂₋₆	3.7	2.0	7.4	1.6	5.9	1.6	5.9
0 ₂₋₇	3.0	4.0	12.0	4.0	12.0	4.0	12.0
0 ₂₋₈	1.8	1.2	2.2	2.8	5.0	2.8	5.0
0 ₂₋₉	1.8	2.0	3.6	1.0	1.8	1.0	1.8
0 ₂₋₁₀₋₁	0.2	4.0	0.8	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₂	0.2	4.0	0.8	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₃	0.2	1.0	0.3	1.0	0.2	1.0	0.2
0 ₂₋₁₀₋₄	0.2	3.0	0.6	3.0	0.6	3.0	0.6
0 ₂₋₁₁	0.8	0.0	0.0	4.0	3.2	4.0	3.2
0 ₂₋₁₂	0.2	0.0	0.0	0.0	0.0	0.0	0.0
100.0		251.0		256.1		241.1	

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (50% Function-50% Form)

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4c PARKING ON SITE		PROPOSAL 4c PARKING OFF SITE		PROPOSAL 4d PARKING ON SITE		OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4d PARKING OFF SITE		PROPOSAL 5 PARKING ON SITE		PROPOSAL 5 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING			RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	8.7	2.0	17.4	2.0	17.4	2.8	24.4	0 ₁₋₁	8.7	2.8	24.4	2.0	17.4	2.0	17.4
0 ₁₋₂	7.5	1.0	7.5	1.0	7.5	2.5	18.8	0 ₁₋₂	7.5	2.5	18.8	0.5	3.8	0.5	3.8
0 ₁₋₃	7.5	2.0	15.0	2.0	15.0	2.0	15.0	0 ₁₋₃	7.5	2.0	15.0	2.0	15.0	2.0	15.0
0 ₁₋₄	5.0	1.8	9.0	0.9	4.5	2.6	13.0	0 ₁₋₄	5.0	1.3	6.5	1.5	7.5	0.8	4.0
0 ₁₋₅	5.0	4.0	20.0	2.0	10.0	4.0	20.0	0 ₁₋₅	5.0	2.0	10.0	4.0	20.0	2.0	10.0
0 ₁₋₆	4.4	1.0	4.4	1.0	4.4	3.2	14.1	0 ₁₋₆	4.4	3.2	14.1	0.2	0.9	0.2	0.9
0 ₁₋₇	4.4	4.0	17.6	4.0	17.6	4.0	17.6	0 ₁₋₇	4.4	4.0	17.6	4.0	17.6	4.0	17.6
0 ₁₋₈	4.4	4.0	17.6	4.0	17.6	4.0	17.6	0 ₁₋₈	4.4	4.0	17.6	4.0	17.6	4.0	17.6
0 ₁₋₉	2.5	1.0	2.5	1.0	2.5	1.0	2.5	0 ₁₋₉	2.5	1.0	2.5	1.0	2.5	1.0	2.5
0 ₁₋₁₀	0.6	3.0	1.8	3.0	1.8	2.5	1.5	0 ₁₋₁₀	0.6	2.5	1.5	3.7	2.2	3.7	2.2
0 ₂₋₁	16.5	4.0	66.0	4.0	66.0	4.0	66.0	0 ₂₋₁	16.5	4.0	66.0	4.0	66.0	4.0	66.0
0 ₂₋₂₋₁	1.0	2.7	2.7	2.7	2.7	0.0	0.0	0 ₂₋₂₋₁	1.0	0.0	0.0	4.0	4.0	4.0	4.0
0 ₂₋₂₋₂	3.8	3.0	11.4	3.0	11.4	2.0	7.6	0 ₂₋₂₋₂	3.8	2.0	7.6	4.0	15.2	4.0	15.2
0 ₂₋₂₋₃	1.7	2.5	4.3	2.5	4.3	0.2	0.3	0 ₂₋₂₋₃	1.7	0.2	0.3	1.5	2.6	1.5	2.6
0 ₂₋₂₋₄	0.5	4.0	2.0	4.0	2.0	4.0	2.0	0 ₂₋₂₋₄	0.5	4.0	2.0	4.0	2.0	4.0	2.0
0 ₂₋₃	5.3	4.0	21.2	4.0	21.2	0.0	0.0	0 ₂₋₃	5.3	0.0	0.0	0.0	0.0	0.0	0.0
0 ₂₋₄	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0 ₂₋₄	4.8	0.0	0.0	4.0	19.2	4.0	19.2
0 ₂₋₅	4.3	2.8	12.0	2.8	12.0	1.5	6.5	0 ₂₋₅	4.3	1.5	6.5	2.7	11.6	2.7	11.6
0 ₂₋₆	3.7	1.0	3.7	1.0	3.7	1.0	3.7	0 ₂₋₆	3.7	1.0	3.7	0.0	0.0	0.0	0.0
0 ₂₋₇	3.0	4.0	12.0	4.0	12.0	4.0	12.0	0 ₂₋₇	3.0	4.0	12.0	4.0	12.0	4.0	12.0
0 ₂₋₈	1.8	3.0	5.4	3.0	5.4	0.5	0.9	0 ₂₋₈	1.8	0.5	0.9	4.0	7.2	4.0	7.2
0 ₂₋₉	1.8	2.0	3.6	2.0	3.6	0.2	0.4	0 ₂₋₉	1.8	0.2	0.4	1.2	2.2	1.2	2.2
0 ₂₋₁₀₋₁	0.2	4.0	0.8	4.0	0.8	1.1	0.2	0 ₂₋₁₀₋₁	0.2	1.1	0.2	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₂	0.2	4.0	0.8	4.0	0.8	4.0	0.8	0 ₂₋₁₀₋₂	0.2	4.0	0.8	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₃	0.2	1.0	0.2	1.0	0.2	1.0	0.2	0 ₂₋₁₀₋₃	0.2	1.0	0.2	1.0	0.2	1.0	0.2
0 ₂₋₁₀₋₄	0.2	3.0	0.6	3.0	0.6	3.0	0.6	0 ₂₋₁₀₋₄	0.2	3.0	0.6	3.0	0.6	3.0	0.6
0 ₂₋₁₁	0.8	4.0	3.2	4.0	3.2	0.0	0.0	0 ₂₋₁₁	0.8	0.0	0.0	4.0	3.2	4.0	3.2
0 ₂₋₁₂	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0 ₂₋₁₂	0.2	0.0	0.0	0.0	0.0	0.0	0.0
100.0		262.7		248.2		245.7		100.0		229.2		252.1		238.6	

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4c PARKING ON SITE		PROPOSAL 4c PARKING OFF SITE		PROPOSAL 4d PARKING ON SITE		OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4d PARKING OFF SITE		PROPOSAL 5 PARKING ON SITE		PROPOSAL 5 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING			RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	8.7	2.0	17.4	2.0	17.4	2.8	24.4	0 ₁₋₁	8.7	2.8	24.4	2.0	17.4	2.0	17.4
0 ₁₋₂	7.5	1.0	7.5	1.0	7.5	2.5	18.8	0 ₁₋₂	7.5	2.5	18.8	0.5	3.8	0.5	3.8
0 ₁₋₃	7.5	2.0	15.0	2.0	15.0	2.0	15.0	0 ₁₋₃	7.5	2.0	15.0	2.0	15.0	2.0	15.0
0 ₁₋₄	5.0	1.8	9.0	0.9	4.5	2.6	13.0	0 ₁₋₄	5.0	1.3	6.5	1.5	7.5	0.8	4.0
0 ₁₋₅	5.0	4.0	20.0	2.0	10.0	4.0	20.0	0 ₁₋₅	5.0	2.0	10.0	4.0	20.0	2.0	10.0
0 ₁₋₆	4.4	1.0	4.4	1.0	4.4	3.2	14.1	0 ₁₋₆	4.4	3.2	14.1	0.2	0.9	0.2	0.9
0 ₁₋₇	4.4	4.0	17.6	4.0	17.6	4.0	17.6	0 ₁₋₇	4.4	4.0	17.6	4.0	17.6	4.0	17.6
0 ₁₋₈	4.4	4.0	17.6	4.0	17.6	4.0	17.6	0 ₁₋₈	4.4	4.0	17.6	4.0	17.6	4.0	17.6
0 ₁₋₉	2.5	1.0	2.5	1.0	2.5	1.0	2.5	0 ₁₋₉	2.5	1.0	2.5	1.0	2.5	1.0	2.5
0 ₁₋₁₀	0.6	3.0	1.8	3.0	1.8	2.5	1.5	0 ₁₋₁₀	0.6	2.5	1.5	3.7	2.2	3.7	2.2
0 ₂₋₁	16.5	4.0	66.0	4.0	66.0	4.0	66.0	0 ₂₋₁	16.5	4.0	66.0	4.0	66.0	4.0	66.0
0 ₂₋₂₋₁	1.0	2.7	2.7	2.7	2.7	0.0	0.0	0 ₂₋₂₋₁	1.0	0.0	0.0	4.0	4.0	4.0	4.0
0 ₂₋₂₋₂	3.8	3.0	11.4	3.0	11.4	2.0	7.6	0 ₂₋₂₋₂	3.8	2.0	7.6	4.0	15.2	4.0	15.2
0 ₂₋₂₋₃	1.7	2.5	4.3	2.5	4.3	0.2	0.3	0 ₂₋₂₋₃	1.7	0.2	0.3	1.5	2.6	1.5	2.6
0 ₂₋₂₋₄	0.5	4.0	2.0	4.0	2.0	4.0	2.0	0 ₂₋₂₋₄	0.5	4.0	2.0	4.0	2.0	4.0	2.0
0 ₂₋₃	5.3	4.0	21.2	4.0	21.2	0.0	0.0	0 ₂₋₃	5.3	0.0	0.0	0.0	0.0	0.0	0.0
0 ₂₋₄	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0 ₂₋₄	4.8	0.0	0.0	4.0	19.2	4.0	19.2
0 ₂₋₅	4.3	2.8	12.0	2.8	12.0	1.5	6.5	0 ₂₋₅	4.3	1.5	6.5	2.7	11.6	2.7	11.6
0 ₂₋₆	3.7	1.0	3.7	1.0	3.7	1.0	3.7	0 ₂₋₆	3.7	1.0	3.7	0.0	0.0	0.0	0.0
0 ₂₋₇	3.0	4.0	12.0	4.0	12.0	4.0	12.0	0 ₂₋₇	3.0	4.0	12.0	4.0	12.0	4.0	12.0
0 ₂₋₈	1.8	3.0	5.4	3.0	5.4	0.5	0.9	0 ₂₋₈	1.8	0.5	0.9	4.0	7.2	4.0	7.2
0 ₂₋₉	1.8	2.0	3.6	2.0	3.6	0.2	0.4	0 ₂₋₉	1.8	0.2	0.4	1.2	2.2	1.2	2.2
0 ₂₋₁₀₋₁	0.2	4.0	0.8	4.0	0.8	1.1	0.2	0 ₂₋₁₀₋₁	0.2	1.1	0.2	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₂	0.2	4.0	0.8	4.0	0.8	4.0	0.8	0 ₂₋₁₀₋₂	0.2	4.0	0.8	4.0	0.8	4.0	0.8
0 ₂₋₁₀₋₃	0.2	1.0	0.2	1.0	0.2	1.0	0.2	0 ₂₋₁₀₋₃	0.2	1.0	0.2	1.0	0.2	1.0	0.2
0 ₂₋₁₀₋₄	0.2	3.0	0.6	3.0	0.6	3.0	0.6	0 ₂₋₁₀₋₄	0.2	3.0	0.6	3.0	0.6	3.0	0.6
0 ₂₋₁₁	0.8	4.0	3.2	4.0	3.2	0.0	0.0	0 ₂₋₁₁	0.8	0.0	0.0	4.0	3.2	4.0	3.2
0 ₂₋₁₂	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0 ₂₋₁₂	0.2	0.0	0.0	0.0	0.0	0.0	0.0
100.0		262.7		248.2		245.7		100.0		229.2		252.1		238.6	

Calculation of Weighted Ratings
Relative Importance Values Assigned by the City (50% Function-50% Form)

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL L-M-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL L-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	8.7	4.0	34.8	4.0	34.8		
01-2	7.5	3.7	27.8	3.7	27.8		
01-3	7.5	3.5	26.3	3.5	26.3		
01-4	5.0	4.0	20.0	4.0	20.0		
01-5	5.0	4.0	20.0	4.0	20.0		
01-6	4.4	3.5	15.4	3.5	15.4		
01-7	4.4	2.0	8.8	2.0	8.8		
01-8	4.4	3.0	13.2	3.0	13.2		
01-9	2.5	0.0	0.0	0.0	0.0		
01-10	0.6	0.0	0.0	0.0	0.0		
02-1	16.5	2.0	33.0	0.0	0.0		
02-2-1	1.0						
02-2-2	3.8						
02-2-3	1.7						
02-2-4	0.5						
02-3	5.3						
02-4	4.8						
02-5	4.3						
02-6	3.7						
02-7	3.0						
02-8	1.8						
02-9	1.8						
02-10-1	0.2						
02-10-2	0.2						
02-10-3	0.2						
02-10-4	0.2						
02-11	0.8						
02-12	0.2						
	100.0		199.3		166.3		

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 6a		PROPOSAL 6b		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	8.7	2.9	25.2	2.0	17.4		
01-2	7.5	1.5	11.3	0.2	1.5		
01-3	7.5	2.0	15.0	2.0	15.0		
01-4	5.0	2.5	12.5	1.0	5.0		
01-5	5.0	3.0	15.0	2.0	10.0		
01-6	4.4	2.0	8.8	0.1	0.4		
01-7	4.4	4.0	17.6	4.0	17.6		
01-8	4.4	4.0	17.6	4.0	17.6		
01-9	2.5	0.8	2.0	1.0	2.5		
01-10	0.6	4.0	2.4	4.0	2.4		
02-1	16.5	4.0	66.0	4.0	66.0		
02-2-1	1.0	3.0	3.0	3.0	3.0		
02-2-2	3.8	3.0	11.4	3.0	11.4		
02-2-3	1.7	4.0	6.8	3.0	5.1		
02-2-4	0.5	4.0	2.0	4.0	2.0		
02-3	5.3	3.0	15.9	4.0	21.2		
02-4	4.8	4.0	19.2	4.0	19.2		
02-5	4.3	4.0	17.2	4.0	17.2		
02-6	3.7	3.7	13.7	3.7	13.7		
02-7	3.0	4.0	12.0	4.0	12.0		
02-8	1.8	4.0	7.2	4.0	7.2		
02-9	1.8	4.0	7.2	4.0	7.2		
02-10-1	0.2	4.0	0.8	4.0	0.8		
02-10-2	0.2	4.0	0.8	4.0	0.8		
02-10-3	0.2	4.0	0.8	4.0	0.8		
02-10-4	0.2	3.0	0.6	3.0	0.6		
02-11	0.8	4.0	3.2	4.0	3.2		
02-12	0.2	0.0	0.0	0.0	0.0		
	100.0		315.5		260.8		

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (50% Function-50% Form)

OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL SITE NO. 2 COMPATIBLE USE FOR EX LIBRARY		OBJECTIVES 50% Function 50% Form	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL NO. 2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL J-M-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL J-M-2 DISPOSAL OF EX LIBRARY SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING			RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	8.7	4.0	34.8	4.0	34.8	4.0	34.8	01-1	8.7	4.0	34.8	4.0	34.8	4.0	34.8
01-2	7.5	3.5	26.3	3.5	26.3	3.5	26.3	01-2	7.5	3.5	26.3	2.5	18.8	2.5	18.8
01-3	7.5	3.5	26.3	3.5	26.3	3.5	26.3	01-3	7.5	3.5	26.3	3.5	26.3	3.5	26.3
01-4	5.0	4.0	20.0	4.0	20.0	4.0	20.0	01-4	5.0	4.0	20.0	4.0	20.0	4.0	20.0
01-5	5.0	4.0	20.0	4.0	20.0	4.0	20.0	01-5	5.0	4.0	20.0	4.0	20.0	4.0	20.0
01-6	4.4	3.5	15.4	3.5	15.4	3.5	15.4	01-6	4.4	3.5	15.4	2.5	11.0	2.5	11.0
01-7	4.4	2.0	8.8	2.0	8.8	2.0	8.8	01-7	4.4	2.0	8.8	2.0	8.8	2.0	8.8
01-8	4.4	3.5	15.4	3.5	15.4	3.5	15.4	01-8	4.4	3.5	15.4	3.8	16.7	3.8	16.7
01-9	2.5	0.0	0.0	0.0	0.0	0.0	0.0	01-9	2.5	0.0	0.0	0.0	0.0	0.0	0.0
01-10	0.6	4.0	2.4	0.0	0.0	4.0	2.4	01-10	0.6	0.0	0.0	4.0	2.4	0.0	0.0
02-1	16.5	2.0	33.0	0.0	0.0	2.0	33.0	02-1	16.5	0.0	0.0	2.0	33.0	0.0	0.0
02-2-1	1.0							02-2-1	1.0						
02-2-2	3.7							02-2-2	3.8						
02-2-3	1.8							02-2-3	1.7						
02-2-4	0.5							02-2-4	0.5						
02-3	5.3							02-3	5.3						
02-4	4.8							02-4	4.8						
02-5	4.3							02-5	4.3						
02-6	3.7							02-6	3.7						
02-7	3.0							02-7	3.0						
02-8	1.8							02-8	1.8						
02-9	1.8							02-9	1.8						
02-10-1	0.3							02-10-1	0.2						
02-10-2	0.3							02-10-2	0.2						
02-10-3	0.3							02-10-3	0.2						
02-10-4	0.3							02-10-4	0.2						
02-11	0.8							02-11	0.8						
02-12	0.3							02-12	0.2						
100.0		202.4		167.0		202.4		100.0		167.0		191.8		156.4	

OBJECTIVES

50% Function
50% Form

WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL NO. 2 COMPATIBLE USE FOR EX LIBRARY	
	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
8.7	4.0	34.8	4.0	34.8	4.0	34.8
7.5	3.5	26.3	3.5	26.3	3.5	26.3
7.5	3.5	26.3	3.5	26.3	3.5	26.3
5.0	4.0	20.0	4.0	20.0	4.0	20.0
5.0	4.0	20.0	4.0	20.0	4.0	20.0
4.4	3.5	15.4	3.5	15.4	3.5	15.4
4.4	2.0	8.8	2.0	8.8	2.0	8.8
4.4	3.5	15.4	3.5	15.4	3.5	15.4
2.5	0.0	0.0	0.0	0.0	0.0	0.0
0.6	4.0	2.4	0.0	0.0	4.0	2.4
16.5	2.0	33.0	0.0	0.0	2.0	33.0
1.0						
3.7						
1.8						
0.5						
5.3						
4.8						
4.3						
3.7						
3.0						
1.8						
1.8						
0.3						
0.3						
0.3						
0.3						
0.8						
0.3						
100.0	202.4		167.0		202.4	

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (20% Function-80% Form)

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1c		PROPOSAL 2 PARKING ON SITE		PROPOSAL 2 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	2.0	6.8	2.2	7.5	2.2	7.5
01-2	3.0	0.1	0.3	2.3	6.9	2.3	6.9
01-3	3.0	0.0	0.0	2.0	6.0	2.0	6.0
01-4	2.0	0.7	1.4	3.0	6.0	1.5	3.0
01-5	2.0	0.0	0.0	4.0	8.0	2.0	4.0
01-6	1.8	0.4	0.7	1.6	2.9	1.6	2.9
01-7	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-8	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-9	1.0	1.0	1.0	1.0	1.0	0.0	0.0
01-10	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-1	26.4	4.0	105.6	4.0	105.6	4.0	105.6
02-2-1	1.6	4.0	6.4	4.0	6.4	4.0	6.4
02-2-2	6.0	4.0	24.0	4.0	24.0	4.0	24.0
02-2-3	2.8	4.0	11.2	4.0	11.2	4.0	11.2
02-2-4	0.8	4.0	3.2	4.0	3.2	4.0	3.2
02-3	8.4	4.0	33.6	4.0	33.6	4.0	33.6
02-4	7.6	4.0	30.4	4.0	30.4	4.0	30.4
02-5	6.8	4.0	27.2	3.0	20.4	3.0	20.4
02-6	6.0	4.0	24.0	4.0	24.0	4.0	24.0
02-7	4.8	2.0	9.6	4.0	19.2	4.0	19.2
02-8	2.8	0.0	0.0	3.0	8.4	3.0	8.4
02-9	2.8	4.0	11.2	3.0	8.4	3.0	8.4
02-10-1	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-2	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-3	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-4	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-11	1.2	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.4	4.0	1.6	0.0	0.0	0.0	0.0
100.0		319.8		354.7		346.7	

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL PROPOSED PROJ.		PROPOSAL 1a		PROPOSAL 1b	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	3.0	10.2	0.0	0.0	1.0	3.4
01-2	3.0	3.5	10.5	0.2	0.6	0.3	0.9
01-3	3.0	2.0	6.0	0.0	0.0	1.0	3.0
01-4	2.0	4.0	8.0	0.5	1.0	0.5	2.0
01-5	2.0	4.0	8.0	0.0	0.0	0.5	1.0
01-6	1.8	3.4	6.1	0.2	0.4	0.2	0.4
01-7	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-8	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-9	1.0	1.0	1.0	1.0	1.0	0.8	0.8
01-10	0.2	2.0	0.4	4.0	0.8	4.0	0.8
02-1	26.4	4.0	105.6	4.0	105.6	4.0	105.6
02-2-1	1.6	0.0	0.0	4.0	6.4	4.0	6.4
02-2-2	6.0	3.0	18.0	4.0	24.0	4.0	24.0
02-2-3	2.8	2.0	5.6	4.0	11.2	4.0	11.2
02-2-4	0.8	3.0	2.4	4.0	3.2	4.0	3.2
02-3	8.4	4.0	33.6	4.0	33.6	4.0	33.6
02-4	7.6	0.0	0.0	4.0	30.4	4.0	30.4
02-5	6.8	3.5	23.8	4.0	27.2	4.0	27.2
02-6	6.0	2.0	12.0	4.0	24.0	4.0	24.0
02-7	4.8	3.0	14.4	2.0	9.6	2.0	9.6
02-8	2.8	0.5	1.4	0.0	0.0	0.0	0.0
02-9	2.8	0.0	0.0	4.0	11.2	4.0	11.2
02-10-1	0.4	2.0	0.8	4.0	1.6	4.0	1.6
02-10-2	0.4	3.0	1.2	4.0	1.6	4.0	1.6
02-10-3	0.4	1.0	0.4	4.0	1.6	4.0	1.6
02-10-4	0.4	3.0	1.2	4.0	1.6	4.0	1.6
02-11	1.2	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.4	0.0	0.0	4.0	1.6	4.0	1.6
100.0		285.0		312.6		321.1	

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (20% Function-80% Form)

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4a PARKING OFF SITE		PROPOSAL 4b PARKING ON SITE		PROPOSAL 4b PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	2.2	7.5	2.3	7.8	2.3	7.8
01-2	3.0	2.2	6.6	1.7	5.1	1.7	5.1
01-3	3.0	2.0	6.0	2.0	6.0	2.0	6.0
01-4	2.0	1.2	2.4	2.0	4.0	1.0	2.0
01-5	2.0	2.0	4.0	4.0	8.0	2.0	4.0
01-6	1.8	2.5	4.5	2.0	3.6	2.0	3.6
01-7	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-8	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-9	1.0	1.0	1.0	1.0	1.0	1.0	1.0
01-10	0.2	3.0	0.6	3.0	0.6	3.0	0.6
02-1	26.4	4.0	105.6	4.0	105.6	4.0	105.6
02-2-1	1.6	1.0	1.6	2.5	4.0	2.5	4.0
02-2-2	6.0	3.0	18.0	3.0	18.0	3.0	18.0
02-2-3	2.8	2.0	5.6	1.0	2.8	1.0	2.8
02-2-4	0.8	4.0	3.2	4.0	3.2	4.0	3.2
02-3	8.4	2.0	16.8	1.0	8.4	1.0	8.4
02-4	7.6	0.0	0.0	0.0	0.0	0.0	0.0
02-5	6.8	2.5	17.0	2.5	17.0	2.5	17.0
02-6	6.0	2.0	12.0	1.6	9.6	1.6	9.6
02-7	4.8	4.0	19.2	4.0	19.2	4.0	19.2
02-8	2.8	1.2	3.4	2.8	7.8	2.8	7.8
02-9	2.8	2.0	5.6	1.0	2.8	1.0	2.8
02-10-1	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-2	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-3	0.4	1.0	0.4	1.0	0.4	1.0	0.4
02-10-4	0.4	3.0	1.2	3.0	1.2	3.0	1.2
02-11	1.2	0.0	0.0	4.0	4.8	4.0	4.8
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
100.0		259.8		258.5		252.5	

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 3 PARKING ON SITE		PROPOSAL 3 PARKING OFF SITE		PROPOSAL 4a PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	2.8	9.5	2.8	9.5	2.2	7.5
01-2	3.0	2.0	6.0	2.0	6.0	2.2	6.6
01-3	3.0	2.0	6.0	2.0	6.0	2.0	6.0
01-4	2.0	2.0	4.0	1.0	2.0	2.5	5.0
01-5	2.0	4.0	8.0	2.0	4.0	4.0	8.0
01-6	1.8	2.5	4.5	2.5	4.5	2.5	4.5
01-7	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-8	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-9	1.0	1.0	1.0	1.0	1.0	1.0	1.0
01-10	0.2	2.7	0.5	2.7	0.5	3.0	0.6
02-1	26.4	4.0	105.6	4.0	105.6	4.0	105.6
02-2-1	1.6	4.0	6.4	4.0	6.4	1.0	1.6
02-2-2	6.0	3.0	18.0	3.0	18.0	3.0	18.0
02-2-3	2.8	0.5	1.4	0.5	1.4	2.0	5.6
02-2-4	0.8	4.0	3.2	4.0	3.2	4.0	3.2
02-3	8.4	2.0	16.8	2.0	16.8	2.0	16.8
02-4	7.6	4.0	30.4	4.0	30.4	0.0	0.0
02-5	6.8	2.0	13.6	2.0	13.6	2.5	17.0
02-6	6.0	1.8	10.8	1.8	10.8	2.0	12.0
02-7	4.8	4.0	19.2	4.0	19.2	4.0	19.2
02-8	2.8	4.0	11.2	4.0	11.2	1.2	3.4
02-9	2.8	0.0	0.0	0.0	0.0	2.0	5.6
02-10-1	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-2	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-3	0.4	0.0	0.0	0.0	0.0	1.0	0.4
02-10-4	0.4	3.0	1.2	3.0	1.2	3.0	1.2
02-11	1.2	4.0	4.8	4.0	4.8	0.0	0.0
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
100.0		299.7		293.7		266.4	

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (20% Function-80% Form)

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4d PARKING ON SITE		PROPOSAL 4c PARKING OFF SITE		PROPOSAL 4d PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	2.8	9.5	2.0	6.8	2.0	6.8
01-2	3.0	2.5	7.5	0.5	1.5	0.5	1.5
01-3	3.0	2.0	6.0	2.0	6.0	2.0	6.0
01-4	2.0	1.3	2.6	1.5	3.0	0.8	1.6
01-5	2.0	2.0	4.0	4.0	8.0	2.0	4.0
01-6	1.8	3.2	5.8	0.2	0.4	0.2	0.4
01-7	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-8	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-9	1.0	1.0	1.0	1.0	1.0	1.0	1.0
01-10	0.2	2.5	0.5	3.7	0.7	3.7	0.7
02-1	26.4	4.0	105.6	4.0	105.6	4.0	105.6
02-2-1	1.6	0.0	0.0	4.0	6.4	4.0	6.4
02-2-2	6.0	2.0	12.0	4.0	24.0	4.0	24.0
02-2-3	2.8	0.2	0.6	1.5	4.2	1.5	4.2
02-2-4	0.8	4.0	3.2	4.0	3.2	4.0	3.2
02-3	8.4	0.0	0.0	0.0	0.0	0.0	0.0
02-4	7.6	0.0	0.0	4.0	30.4	4.0	30.4
02-5	6.8	1.5	10.2	2.7	18.4	2.7	18.4
02-6	6.0	1.0	6.0	0.0	0.0	0.0	0.0
02-7	4.8	4.0	19.2	4.0	19.2	4.0	19.2
02-8	2.8	0.5	1.4	4.0	11.2	4.0	11.2
02-9	2.8	0.2	0.6	1.2	3.4	1.2	3.4
02-10-1	0.4	1.1	0.4	4.0	1.6	4.0	1.6
02-10-2	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-3	0.4	1.0	0.4	1.0	0.4	1.0	0.4
02-10-4	0.4	3.0	1.2	3.0	1.2	3.0	1.2
02-11	1.2	0.0	0.0	4.0	4.8	4.0	4.8
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		213.7		277.4		272.0

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4c PARKING ON SITE		PROPOSAL 4c PARKING OFF SITE		PROPOSAL 4d PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	2.0	6.8	2.0	6.8	2.8	9.5
01-2	3.0	1.0	3.0	1.0	3.0	2.5	7.5
01-3	3.0	2.0	6.0	2.0	6.0	2.0	6.0
01-4	2.0	1.8	3.6	0.9	1.8	2.6	5.2
01-5	2.0	4.0	8.0	2.0	4.0	4.0	8.0
01-6	1.8	1.0	1.8	1.0	1.8	3.1	5.6
01-7	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-8	1.8	4.0	7.2	4.0	7.2	4.0	7.2
01-9	1.0	1.0	1.0	0.0	0.0	1.0	1.0
01-10	0.2	3.0	0.6	3.0	0.6	2.5	0.5
02-1	26.4	4.0	105.6	4.0	105.6	4.0	105.6
02-2-1	1.6	2.7	4.3	2.7	4.3	0.0	0.0
02-2-2	6.0	3.0	18.0	3.0	18.0	2.0	12.0
02-2-3	2.8	2.5	7.0	2.5	7.0	0.2	0.6
02-2-4	0.8	4.0	3.2	4.0	3.2	4.0	3.2
02-3	8.4	4.0	33.6	4.0	33.6	0.0	0.0
02-4	7.6	0.0	0.0	0.0	0.0	0.0	0.0
02-5	6.8	2.8	19.0	2.8	19.0	1.5	10.2
02-6	6.0	1.0	6.0	1.0	6.0	1.0	6.0
02-7	4.8	4.0	19.2	4.0	19.2	4.0	19.2
02-8	2.8	3.0	8.4	3.0	8.4	0.5	1.4
02-9	2.8	2.0	5.6	2.0	5.6	0.2	0.6
02-10-1	0.4	4.0	1.6	4.0	1.6	1.1	0.4
02-10-2	0.4	4.0	1.6	4.0	1.6	4.0	1.6
02-10-3	0.4	1.0	0.4	1.0	0.4	1.0	0.4
02-10-4	0.4	3.0	1.2	3.0	1.2	3.0	1.2
02-11	1.2	4.0	4.8	4.0	4.8	0.0	0.0
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		284.7		277.9		220.1

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (20% Function-80% Form)

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL L-M-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL L-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	3.4	4.0	13.6	4.0	13.6		
0 ₁₋₂	3.0	3.7	11.1	3.7	11.1		
0 ₁₋₃	3.0	3.5	10.5	3.5	10.5		
0 ₁₋₄	2.0	4.0	8.0	4.0	8.0		
0 ₁₋₅	2.0	4.0	8.0	4.0	8.0		
0 ₁₋₆	1.8	3.5	6.3	3.5	6.3		
0 ₁₋₇	1.8	2.0	3.6	2.0	3.6		
0 ₁₋₈	1.8	3.0	5.4	3.0	5.4		
0 ₁₋₉	1.0	0.0	0.0	0.0	0.0		
0 ₁₋₁₀	0.2	0.0	0.0	0.0	0.0		
0 ₂₋₁	26.4	2.0	52.8	0.0	0.0		
0 ₂₋₂₋₁	1.6						
0 ₂₋₂₋₂	6.0						
0 ₂₋₂₋₃	2.8						
0 ₂₋₂₋₄	0.8						
0 ₂₋₃	8.4						
0 ₂₋₄	7.6						
0 ₂₋₅	6.8						
0 ₂₋₆	6.0						
0 ₂₋₇	4.8						
0 ₂₋₈	2.8						
0 ₂₋₉	2.8						
0 ₂₋₁₀₋₁	0.4						
0 ₂₋₁₀₋₂	0.4						
0 ₂₋₁₀₋₃	0.4						
0 ₂₋₁₀₋₄	0.4						
0 ₂₋₁₁	1.2						
0 ₂₋₁₂	0.4						
	100.0		119.3		66.5		

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 6a		PROPOSAL 6b		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	3.4	2.9	9.9	2.0	6.8		
0 ₁₋₂	3.0	1.5	4.5	0.2	0.6		
0 ₁₋₃	3.0	2.0	6.0	2.0	6.0		
0 ₁₋₄	2.0	2.5	5.0	1.0	2.0		
0 ₁₋₅	2.0	3.0	6.0	2.0	4.0		
0 ₁₋₆	1.8	2.0	3.6	0.1	0.2		
0 ₁₋₇	1.8	4.0	7.2	4.0	7.2		
0 ₁₋₈	1.8	4.0	7.2	4.0	7.2		
0 ₁₋₉	1.0	0.8	0.8	1.0	1.0		
0 ₁₋₁₀	0.2	4.0	0.8	4.0	0.8		
0 ₂₋₁	26.4	4.0	105.6	4.0	105.6		
0 ₂₋₂₋₁	1.6	3.0	4.8	3.0	4.8		
0 ₂₋₂₋₂	6.0	3.0	18.0	3.0	18.0		
0 ₂₋₂₋₃	2.8	4.0	11.2	3.0	8.4		
0 ₂₋₂₋₄	0.8	4.0	3.2	4.0	3.2		
0 ₂₋₃	8.4	3.0	25.2	4.0	33.6		
0 ₂₋₄	7.6	4.0	30.4	4.0	30.4		
0 ₂₋₅	6.8	4.0	27.2	4.0	27.2		
0 ₂₋₆	6.0	3.7	22.2	3.7	22.2		
0 ₂₋₇	4.8	4.0	19.2	4.0	19.2		
0 ₂₋₈	2.8	4.0	11.2	4.0	11.2		
0 ₂₋₉	2.8	4.0	11.2	4.0	11.2		
0 ₂₋₁₀₋₁	0.4	4.0	1.6	4.0	1.6		
0 ₂₋₁₀₋₂	0.4	4.0	1.6	4.0	1.6		
0 ₂₋₁₀₋₃	0.4	4.0	1.6	4.0	1.6		
0 ₂₋₁₀₋₄	0.4	3.0	1.2	3.0	1.2		
0 ₂₋₁₁	1.2	4.0	4.8	4.0	4.8		
0 ₂₋₁₂	0.4	0.0	0.0	0.0	0.0		
	100.0		351.2		341.6		

Attachment 23

Sheet 14 of 35

Calculation of Weighted Ratings

Relative Importance Values Assigned by the City (20% Function-80% Form)

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL NO. 2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL J-M-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL J-M-2 DISPOSAL OF EX LIBRARY SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	4.0	13.6	4.0	13.6	4.0	13.6
01-2	3.0	3.5	10.5	2.5	7.5	2.5	7.5
01-3	3.0	3.5	10.5	3.5	10.5	3.5	10.5
01-4	2.0	4.0	8.0	4.0	8.0	4.0	8.0
01-5	2.0	4.0	8.0	4.0	8.0	4.0	8.0
01-6	1.8	3.5	6.3	2.5	4.5	2.5	4.5
01-7	1.8	2.0	3.6	2.0	3.6	2.0	3.6
01-8	1.8	3.5	6.3	3.8	6.8	3.8	6.8
01-9	1.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	0.2	0.0	0.0	4.0	0.8	0.0	0.0
02-1	26.4	0.0	0.0	2.0	52.8	0.0	0.0
02-2-1	1.6						
02-2-2	6.0						
02-2-3	2.8						
02-2-4	0.8						
02-3	8.4						
02-4	7.6						
02-5	6.8						
02-6	6.0						
02-7	4.8						
02-8	2.8						
02-9	2.8						
02-10-1	0.4						
02-10-2	0.4						
02-10-3	0.4						
02-10-4	0.4						
02-11	1.2						
02-12	0.4						
	100.0		66.8		116.1		62.5

OBJECTIVES 20% FUNCTION 80% FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL SITE NO. 2 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	3.4	4.0	13.6	4.0	13.6	4.0	13.6
01-2	3.0	3.5	10.5	3.5	10.5	3.5	10.5
01-3	3.0	3.5	10.5	3.5	10.5	3.5	10.5
01-4	2.0	4.0	8.0	4.0	8.0	4.0	8.0
01-5	2.0	4.0	8.0	4.0	8.0	4.0	8.0
01-6	1.8	3.5	6.3	3.5	6.3	3.5	6.3
01-7	1.8	2.0	3.6	2.0	3.6	2.0	3.6
01-8	1.8	3.5	6.3	3.5	6.3	3.5	6.3
01-9	1.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	0.2	4.0	0.8	0.0	0.0	4.0	0.8
02-1	26.4	2.0	52.8	0.0	0.0	2.0	52.8
02-2-1	1.6						
02-2-2	6.0						
02-2-3	2.8						
02-2-4	0.8						
02-3	8.4						
02-4	7.6						
02-5	6.8						
02-6	6.0						
02-7	4.8						
02-8	2.8						
02-9	2.8						
02-10-1	0.4						
02-10-2	0.4						
02-10-3	0.4						
02-10-4	0.4						
02-11	1.2						
02-12	0.4						
	100.0		120.4		66.8		120.4

Calculation of Weighted Ratings

Relative Importance Values Assigned by Hoyt Galvin, Library Consultant

OBJECTIVES HOYT GALVIN LIBRARY CONSULTANT 85-67 FUNCTION 14-12 FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1c		PROPOSAL 2 PARKING ON SITE		PROPOSAL 2 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	18.5	2.0	37.0	2.2	40.7	2.2	40.7
01-2	10.7	0.1	1.1	2.3	24.6	2.3	24.6
01-3	6.9	0.0	0.0	2.0	13.8	2.0	13.8
01-4	6.7	0.7	4.7	3.0	20.1	1.5	10.1
01-5	15.0	0.0	0.0	4.0	60.0	2.0	30.0
01-6	7.2	0.4	2.9	1.6	11.5	1.6	11.5
01-7	5.4	4.0	21.6	4.0	21.6	4.0	21.6
01-8	11.0	4.0	44.0	4.0	44.0	4.0	44.0
01-9	3.0	1.0	3.0	1.0	3.0	1.0	3.0
01-10	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-1	3.0	4.0	12.0	4.0	12.0	4.0	12.0
02-2-1	0.6	4.0	2.4	4.0	2.4	4.0	2.4
02-2-2	1.5	4.0	6.0	4.0	6.0	4.0	6.0
02-2-3	0.7	4.0	2.8	4.0	2.8	4.0	2.8
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	4.0	8.4	4.0	8.4	4.0	8.4
02-4	0.9	4.0	3.6	4.0	3.6	4.0	3.6
02-5	1.3	4.0	5.2	3.0	3.9	3.0	3.9
02-6	1.5	4.0	6.0	4.0	6.0	4.0	6.0
02-7	1.2	2.0	2.4	4.0	4.8	4.0	4.8
02-8	0.1	0.0	0.0	3.0	0.3	3.0	0.3
02-9	0.5	4.0	2.0	3.0	1.5	3.0	1.5
02-10-1	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-2	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-3	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-11	0.0	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.0	4.0	0.0	0.0	0.0	0.0	0.0
100.0		173.9		299.8		259.8	

OBJECTIVES HOYT GALVIN LIBRARY CONSULTANT 85-67 FUNCTION 14-12 FORM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL PROPOSED PROJ.		PROPOSAL 1a		PROPOSAL 1b	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	18.5	3.0	55.5	0.0	0.0	1.0	18.5
01-2	10.7	3.5	37.5	0.2	2.1	0.3	3.2
01-3	6.9	2.0	13.8	0.0	0.0	1.0	6.9
01-4	6.7	4.0	26.8	0.5	3.4	0.5	3.4
01-5	15.0	4.0	60.0	0.0	0.0	0.5	7.5
01-6	7.2	3.4	24.5	0.2	1.4	0.2	1.4
01-7	5.4	4.0	21.6	4.0	21.6	4.0	21.6
01-8	11.0	4.0	44.0	4.0	44.0	4.0	44.0
01-9	3.0	1.0	3.0	1.0	3.0	0.8	2.4
01-10	1.2	2.0	2.4	4.0	4.8	4.0	4.8
02-1	3.0	4.0	12.0	4.0	12.0	4.0	12.0
02-2-1	0.6	0.0	0.0	4.0	2.4	4.0	2.4
02-2-2	1.5	3.0	4.5	4.0	6.0	4.0	6.0
02-2-3	0.7	2.0	1.4	4.0	2.8	4.0	2.8
02-2-4	0.2	3.0	0.6	4.0	0.8	4.0	0.8
02-3	2.1	4.0	8.4	4.0	8.4	4.0	8.4
02-4	0.9	0.0	0.0	4.0	3.6	4.0	3.6
02-5	1.3	3.5	4.6	4.0	5.2	4.0	5.2
02-6	1.5	2.0	3.0	4.0	6.0	4.0	6.0
02-7	1.2	3.0	3.6	2.0	2.4	2.0	2.4
02-8	0.1	0.5	0.1	0.0	0.0	0.0	0.0
02-9	0.5	0.0	0.0	4.0	2.0	4.0	2.0
02-10-1	0.2	2.0	0.4	4.0	0.8	4.0	0.8
02-10-2	0.2	3.0	0.6	4.0	0.8	4.0	0.8
02-10-3	0.2	1.0	0.2	4.0	0.8	4.0	0.8
02-10-4	0.2	3.0	0.6	4.0	0.8	4.0	0.8
02-11	0.0	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.0	0.0	0.0	4.0	0.0	4.0	0.0
100.0		329.1		135.1		168.5	

Calculation of Weighted Ratings

Relative Importance Values Assigned by Hoyt Galvin, Library Consultant

OBJECTIVES HOYT GALVIN LIBRARY CONSULTANT 85-6% FUNCTION	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4a PARKING OFF SITE		PROPOSAL 4b PARKING ON SITE		PROPOSAL 4b PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	18.5	2.2	40.7	2.3	42.6	2.3	42.6
01-2	10.7	2.2	23.5	1.7	18.2	1.7	18.2
01-3	6.9	2.0	13.8	2.0	13.8	2.0	13.8
01-4	6.7	1.2	8.0	2.0	13.4	1.0	6.7
01-5	15.0	2.0	30.0	4.0	60.0	2.0	30.0
01-6	7.2	2.5	18.0	2.0	14.4	2.0	14.4
01-7	5.4	4.0	21.6	4.0	21.6	4.0	21.6
01-8	11.0	4.0	44.0	4.0	44.0	4.0	44.0
01-9	3.0	1.0	3.0	1.0	3.0	1.0	3.0
01-10	1.2	3.0	3.6	3.0	3.6	3.0	3.6
02-1	3.0	4.0	12.0	4.0	12.0	4.0	12.0
02-2-1	0.6	1.0	0.6	2.5	1.5	2.5	1.5
02-2-2	1.5	3.0	4.5	3.0	4.5	3.0	4.5
02-2-3	0.7	2.0	1.4	1.0	0.7	1.0	0.7
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	2.0	4.2	1.0	2.1	1.0	2.1
02-4	0.9	0.0	0.0	0.0	0.0	0.0	0.0
02-5	1.3	2.5	3.3	2.5	3.3	2.5	3.3
02-6	1.5	2.0	3.0	1.6	2.4	1.6	2.4
02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-8	0.1	1.2	0.1	2.8	0.3	2.8	0.3
02-9	0.5	2.0	1.0	1.0	0.5	1.0	0.5
02-10-1	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-2	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-3	0.2	1.0	0.2	1.0	0.2	1.0	0.2
02-10-4	0.2	3.0	0.6	3.0	0.6	3.0	0.6
02-11	0.0	0.0	0.0	4.0	0.0	4.0	0.0
02-12	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100.0		244.3		269.9		233.2	

OBJECTIVES HOYT GALVIN LIBRARY CONSULTANT 85-6% FUNCTION	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 3 PARKING ON SITE		PROPOSAL 3 PARKING OFF SITE		PROPOSAL 4a PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	18.5	2.8	51.8	2.8	51.8	2.2	40.7
01-2	10.7	2.0	21.4	2.0	21.4	2.2	23.5
01-3	6.9	2.0	13.8	2.0	13.8	2.0	13.8
01-4	6.7	2.0	13.4	1.0	6.7	2.5	16.8
01-5	15.0	4.0	60.0	2.0	30.0	4.0	60.0
01-6	7.2	2.5	18.0	2.5	18.0	2.5	18.0
01-7	5.4	4.0	21.6	4.0	21.6	4.0	21.6
01-8	11.0	4.0	44.0	4.0	44.0	4.0	44.0
01-9	3.0	1.0	3.0	1.0	3.0	1.0	3.0
01-10	1.2	2.7	3.2	2.7	3.2	3.0	3.6
02-1	3.0	4.0	12.0	4.0	12.0	4.0	12.0
02-2-1	0.6	4.0	2.4	4.0	2.4	1.0	0.6
02-2-2	1.5	3.0	4.5	3.0	4.5	3.0	4.5
02-2-3	0.7	0.5	0.4	0.5	0.4	2.0	1.4
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	2.0	4.2	2.0	4.2	2.0	4.2
02-4	0.9	4.0	3.6	4.0	3.6	0.0	0.0
02-5	1.3	2.0	2.6	2.0	2.6	2.5	3.3
02-6	1.5	1.8	2.7	1.8	2.7	2.0	3.0
02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-8	0.1	4.0	0.4	4.0	0.4	1.2	0.1
02-9	0.5	0.0	0.0	0.0	0.0	2.0	1.0
02-10-1	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-2	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-3	0.2	0.0	0.0	0.0	0.0	1.0	0.2
02-10-4	0.2	3.0	0.6	3.0	0.6	2.0	0.6
02-11	0.0	4.0	0.0	4.0	0.0	0.0	0.0
02-12	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100.0		290.8		254.1		283.1	

Calculation of Weighted Ratings

Relative Importance Values Assigned by Hoyt Galvin, Library Consultant

OBJECTIVES HOYT GALVIN LIBRARY CONSULTANT 85-68 EBBM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4d PARKING ON SITE		PROPOSAL 5 PARKING ON SITE		PROPOSAL 5 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	18.5	2.8	51.8	2.0	37.0	2.0	37.0
01-2	10.7	2.5	26.8	0.5	5.4	0.5	5.4
01-3	6.9	2.0	13.8	2.0	13.8	2.0	13.8
01-4	6.7	1.3	8.7	1.5	10.1	0.8	5.4
01-5	15.0	2.0	30.0	4.0	60.0	2.0	30.0
01-6	7.2	3.2	23.0	0.2	1.4	0.2	1.4
01-7	5.4	4.0	21.6	4.0	21.6	4.0	21.6
01-8	11.0	4.0	44.0	4.0	44.0	4.0	44.0
01-9	3.0	1.0	3.0	1.0	3.0	1.0	3.0
01-10	1.2	2.5	3.0	3.7	4.4	3.7	4.4
02-1	3.0	4.0	12.0	4.0	12.0	4.0	12.0
02-2-1	0.6	0.0	0.0	4.0	2.4	4.0	2.4
02-2-2	1.5	2.0	3.0	4.0	6.0	4.0	6.0
02-2-3	0.7	0.2	0.1	1.5	1.1	1.5	1.1
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	0.0	0.0	0.0	0.0	0.0	0.0
02-4	0.9	0.0	0.0	4.0	3.6	4.0	3.6
02-5	1.3	1.5	2.0	2.7	3.5	2.7	3.5
02-6	1.5	1.0	1.5	0.0	0.0	0.0	0.0
02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-8	0.1	0.5	0.1	4.0	0.4	4.0	0.4
02-9	0.5	0.2	0.1	1.2	0.6	1.2	0.6
02-10-1	0.2	1.1	0.2	4.0	0.8	4.0	0.8
02-10-2	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-3	0.2	1.0	0.2	1.0	0.2	1.0	0.2
02-10-4	0.2	3.0	0.6	3.0	0.6	3.0	0.6
02-11	0.0	0.0	0.0	4.0	0.0	4.0	0.0
02-12	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		251.9		238.3		203.6

OBJECTIVES HOYT GALVIN LIBRARY CONSULTANT 85-68 EBBM	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4c PARKING ON SITE		PROPOSAL 4c PARKING OFF SITE		PROPOSAL 4d PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	18.5	2.0	37.0	2.0	37.0	2.8	51.8
01-2	10.7	1.0	10.7	1.0	10.7	2.5	26.8
01-3	6.9	2.0	13.8	2.0	13.8	2.0	13.8
01-4	6.7	1.8	12.1	0.9	6.0	2.6	17.4
01-5	15.0	4.0	60.0	2.0	30.0	4.0	60.0
01-6	7.2	1.0	7.2	1.0	7.2	3.2	23.0
01-7	5.4	4.0	21.6	4.0	21.6	4.0	21.6
01-8	11.0	4.0	44.0	4.0	44.0	4.0	44.0
01-9	3.0	1.0	3.0	1.0	3.0	1.0	3.0
01-10	1.2	3.0	3.6	3.0	3.6	2.5	3.0
02-1	3.0	4.0	12.0	4.0	12.0	4.0	12.0
02-2-1	0.6	2.7	1.6	2.7	1.6	0.0	0.0
02-2-2	1.5	3.0	4.5	3.0	4.5	2.0	3.0
02-2-3	0.7	2.5	1.8	2.5	1.8	0.2	0.1
02-2-4	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-3	2.1	4.0	8.4	4.0	8.4	0.0	0.0
02-4	0.9	0.0	0.0	0.0	0.0	0.0	0.0
02-5	1.3	2.8	3.6	2.8	3.6	1.5	2.0
02-6	1.5	1.0	1.5	1.0	1.5	1.0	1.5
02-7	1.2	4.0	4.8	4.0	4.8	4.0	4.8
02-8	0.1	3.0	0.3	3.0	0.3	0.5	0.1
02-9	0.5	2.0	1.0	2.0	1.0	0.2	0.1
02-10-1	0.2	4.0	0.8	4.0	0.8	1.1	0.2
02-10-2	0.2	4.0	0.8	4.0	0.8	4.0	0.8
02-10-3	0.2	1.0	0.2	1.0	0.2	1.0	0.2
02-10-4	0.2	3.0	0.6	3.0	0.6	3.0	0.6
02-11	0.0	4.0	0.0	4.0	0.0	0.0	0.0
02-12	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		255.7		219.6		290.6

Calculation of Weighted Ratings

Relative Importance Values Assigned by Donald Davidson, Lib. Consultant

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1c		PROPOSAL 2 PARKING ON SITE		PROPOSAL 2 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	2.0	40.0	2.2	44.0	2.2	44.0
01-2	10.0	0.1	1.0	2.3	23.0	2.3	23.0
01-3	10.0	0.0	0.0	2.0	20.0	2.0	20.0
01-4	8.0	0.7	5.6	3.0	24.0	1.5	12.0
01-5	8.0	0.0	0.0	4.0	32.0	2.0	16.0
01-6	6.0	0.4	2.4	1.6	9.6	1.6	9.6
01-7	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-8	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-9	4.0	1.0	4.0	1.0	4.0	1.0	4.0
01-10	1.0	4.0	4.0	4.0	4.0	4.0	4.0
02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4
02-2-1	1.5	4.0	6.0	4.0	6.0	4.0	6.0
02-2-2	0.6	4.0	2.4	4.0	2.4	4.0	2.4
02-2-3	0.6	4.0	2.4	4.0	2.4	4.0	2.4
02-2-4	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-3	2.0	4.0	8.0	4.0	8.0	4.0	8.0
02-4	2.0	4.0	8.0	4.0	8.0	4.0	8.0
02-5	1.8	4.0	7.2	3.0	5.4	3.0	5.4
02-6	1.4	4.0	5.6	4.0	5.6	4.0	5.6
02-7	1.0	2.0	2.0	4.0	4.0	4.0	4.0
02-8	0.8	0.0	0.0	3.0	2.4	3.0	2.4
02-9	0.8	4.0	3.2	3.0	2.4	3.0	2.4
02-10-1	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-2	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-3	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-4	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-11	0.3	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.1	4.0	0.4	0.0	0.0	0.0	0.0
100.0		182.6		287.6		259.6	

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL		PROPOSAL 1a		PROPOSAL 1b	
		PROPOSED PROJ. RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	3.0	60.0	0.0	0.0	1.0	20.0
01-2	10.0	3.5	35.0	0.2	2.0	0.3	3.0
01-3	10.0	2.0	20.0	0.0	0.0	1.0	10.0
01-4	8.0	4.0	32.0	0.5	4.0	0.5	4.0
01-5	8.0	4.0	32.0	0.0	0.0	0.5	4.0
01-6	6.0	3.4	20.4	0.2	1.2	0.2	1.2
01-7	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-8	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-9	4.0	1.0	4.0	1.0	4.0	0.8	3.2
01-10	1.0	2.0	2.0	4.0	4.0	4.0	4.0
02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4
02-2-1	1.5	0.0	0.0	4.0	6.0	4.0	6.0
02-2-2	0.6	3.0	1.8	4.0	2.4	4.0	2.4
02-2-3	0.6	2.0	1.2	4.0	2.4	4.0	2.4
02-2-4	0.1	3.0	0.3	4.0	0.4	4.0	0.4
02-3	2.0	4.0	8.0	4.0	8.0	4.0	8.0
02-4	2.0	0.0	0.0	4.0	8.0	4.0	8.0
02-5	1.8	3.5	6.3	4.0	7.2	4.0	7.2
02-6	1.4	2.0	2.8	4.0	5.6	4.0	5.6
02-7	1.0	3.0	3.0	2.0	2.0	2.0	2.0
02-8	0.8	0.5	0.4	0.0	0.0	0.0	0.0
02-9	0.8	0.0	0.0	4.0	3.2	4.0	3.2
02-10-1	0.1	2.0	0.2	4.0	0.4	4.0	0.4
02-10-2	0.1	3.0	0.3	4.0	0.4	4.0	0.4
02-10-3	0.1	1.0	0.1	4.0	0.4	4.0	0.4
02-10-4	0.1	3.0	0.3	4.0	0.4	4.0	0.4
02-11	0.3	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.1	0.0	0.0	4.0	0.4	4.0	0.4
100.0		308.5		140.8		175.0	

Calculation of Weighted Ratings

Relative Importance Values Assigned by Donald Davidson, Lib. Consultant

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(a) PARKING OFF SITE		PROPOSAL 4(b) PARKING ON SITE		PROPOSAL 4(b) PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	2.2	44.0	2.3	46.0	2.3	46.0
01-2	10.0	2.2	22.0	1.7	17.0	1.7	17.0
01-3	10.0	2.0	20.0	2.0	20.0	2.0	20.0
01-4	8.0	1.2	9.6	2.0	16.0	1.0	8.0
01-5	8.0	2.0	16.0	4.0	32.0	2.0	16.0
01-6	6.0	2.5	15.0	2.0	12.0	2.0	12.0
01-7	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-8	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-9	4.0	1.0	4.0	1.0	4.0	1.0	4.0
01-10	1.0	3.0	3.0	3.0	3.0	3.0	3.0
02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4
02-2-1	1.5	1.0	1.5	2.5	3.8	2.5	3.8
02-2-2	0.6	3.0	1.8	3.0	1.8	3.0	1.8
02-2-3	0.6	2.0	1.2	1.0	0.6	1.0	0.6
02-2-4	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-3	2.0	2.0	4.0	1.0	2.0	1.0	2.0
02-4	2.0	0.0	0.0	0.0	0.0	0.0	0.0
02-5	1.8	2.5	4.5	2.5	4.5	2.5	4.5
02-6	1.4	2.0	2.8	1.6	2.2	1.6	2.2
02-7	1.0	4.0	4.0	4.0	4.0	4.0	4.0
02-8	0.8	1.2	1.0	2.8	2.2	2.8	2.2
02-9	0.8	2.0	1.6	1.0	0.8	1.0	0.8
02-10-1	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-2	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-3	0.1	1.0	0.1	1.0	0.1	1.0	0.1
02-10-4	0.1	3.0	0.3	3.0	0.3	3.0	0.3
02-11	0.3	0.0	0.0	4.0	1.2	4.0	1.2
02-12	0.1	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		236.0		253.1		229.1

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 3 PARKING ON SITE		PROPOSAL 3 PARKING OFF SITE		PROPOSAL 4a PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	2.8	56.0	2.8	56.0	2.2	44.0
01-2	10.0	2.0	20.0	2.0	20.0	2.2	22.0
01-3	10.0	2.0	20.0	2.0	20.0	2.0	20.0
01-4	8.0	2.0	16.0	1.0	8.0	2.5	20.0
01-5	8.0	4.0	32.0	2.0	16.0	4.0	32.0
01-6	6.0	2.5	15.0	2.5	15.0	2.5	15.0
01-7	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-8	6.5	4.0	26.0	4.0	26.0	4.0	26.0
01-9	4.0	1.0	4.0	1.0	4.0	1.0	4.0
01-10	1.0	2.7	2.7	2.7	2.7	3.0	3.0
02-1	6.6	4.0	26.4	4.0	26.4	4.0	26.4
02-2-1	1.5	4.0	6.0	4.0	6.0	1.0	1.5
02-2-2	0.6	3.0	1.8	3.0	1.8	3.0	1.8
02-2-3	0.6	0.5	0.3	0.5	0.3	2.0	1.2
02-2-4	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-3	2.0	2.0	4.0	2.0	4.0	2.0	4.0
02-4	2.0	4.0	8.0	4.0	8.0	0.0	0.0
02-5	1.8	2.0	3.6	2.0	3.6	2.5	4.5
02-6	1.4	1.8	2.5	1.8	2.5	2.0	2.8
02-7	1.0	4.0	4.0	4.0	4.0	4.0	4.0
02-8	0.8	4.0	3.2	4.0	3.2	1.2	1.0
02-9	0.8	0.0	0.0	0.0	0.0	2.0	1.6
02-10-1	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-2	0.1	4.0	0.4	4.0	0.4	4.0	0.4
02-10-3	0.1	0.0	0.0	0.0	0.0	1.0	0.1
02-10-4	0.1	3.0	0.3	3.0	0.3	3.0	0.3
02-11	0.3	4.0	1.2	4.0	1.2	0.0	0.0
02-12	0.1	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		280.2		256.2		162.4

Calculation of Weighted Ratings
Relative Importance Values Assigned by Donald Davidson, Lib. Consultant

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(d) PARKING ON SITE		PROPOSAL 5 PARKING ON SITE		PROPOSAL 5 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	20.0	2.8	56.0	2.0	40.0	2.0	40.0
0 ₁₋₂	10.0	2.5	25.0	0.5	5.0	0.5	5.0
0 ₁₋₃	10.0	2.0	20.0	2.0	20.0	2.0	20.0
0 ₁₋₄	8.0	1.3	10.4	1.5	12.0	0.8	6.4
0 ₁₋₅	8.0	2.0	16.0	4.0	32.0	2.0	16.0
0 ₁₋₆	6.0	3.2	19.2	0.2	1.2	0.2	1.2
0 ₁₋₇	6.5	4.0	26.0	4.0	26.0	4.0	26.0
0 ₁₋₈	6.5	4.0	26.0	4.0	26.0	4.0	26.0
0 ₁₋₉	4.0	1.0	4.0	1.0	4.0	1.0	4.0
0 ₁₋₁₀	1.0	2.5	2.5	3.7	3.7	3.7	3.7
0 ₂₋₁	6.6	4.0	26.4	4.0	26.4	4.0	26.4
0 ₂₋₂₋₁	1.5	0.0	0.0	4.0	6.0	4.0	6.0
0 ₂₋₂₋₂	0.6	2.0	1.2	4.0	2.4	4.0	2.4
0 ₂₋₂₋₃	0.6	0.2	0.1	1.5	0.9	1.5	0.9
0 ₂₋₂₋₄	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₃	2.0	0.0	0.0	0.0	0.0	0.0	0.0
0 ₂₋₄	2.0	0.0	0.0	4.0	8.0	4.0	8.0
0 ₂₋₅	1.8	1.5	2.7	2.7	4.9	2.7	4.9
0 ₂₋₆	1.4	1.0	1.4	0.0	0.0	0.0	0.0
0 ₂₋₇	1.0	4.0	4.0	4.0	4.0	4.0	4.0
0 ₂₋₈	0.8	0.5	0.4	4.0	3.2	4.0	3.2
0 ₂₋₉	0.8	0.2	0.2	1.2	1.0	1.2	1.0
0 ₂₋₁₀₋₁	0.1	1.1	0.1	4.0	0.4	4.0	0.4
0 ₂₋₁₀₋₂	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₁₀₋₃	0.1	1.0	0.1	1.0	0.1	1.0	0.1
0 ₂₋₁₀₋₄	0.1	3.0	0.3	3.0	0.3	3.0	0.3
0 ₂₋₁₁	0.3	0.0	0.0	4.0	1.2	4.0	1.2
0 ₂₋₁₂	0.1	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		242.8		229.5		207.9

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(c) PARKING ON SITE		PROPOSAL 4(c) PARKING OFF SITE		PROPOSAL 4(d) PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
0 ₁₋₁	20.0	2.0	40.0	2.0	40.0	2.8	56.0
0 ₁₋₂	10.0	1.0	10.0	1.0	10.0	2.5	25.0
0 ₁₋₃	10.0	2.0	20.0	2.0	20.0	2.0	20.0
0 ₁₋₄	8.0	1.8	14.4	0.9	7.2	2.6	20.8
0 ₁₋₅	8.0	4.0	32.0	2.0	16.0	4.0	32.0
0 ₁₋₆	6.0	1.0	6.0	1.0	6.0	3.2	19.2
0 ₁₋₇	6.5	4.0	26.0	4.0	26.0	4.0	26.0
0 ₁₋₈	6.5	4.0	26.0	4.0	26.0	4.0	26.0
0 ₁₋₉	4.0	1.0	4.0	1.0	4.0	1.0	4.0
0 ₁₋₁₀	1.0	3.0	3.0	3.0	3.0	2.5	2.5
0 ₂₋₁	6.6	4.0	26.4	4.0	26.4	4.0	26.4
0 ₂₋₂₋₁	1.5	2.7	4.1	2.7	4.1	0.0	0.0
0 ₂₋₂₋₂	0.6	3.0	1.8	3.0	1.8	2.0	1.2
0 ₂₋₂₋₃	0.6	2.5	1.5	2.5	1.5	0.2	0.1
0 ₂₋₂₋₄	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₃	2.0	4.0	8.0	4.0	8.0	0.0	0.0
0 ₂₋₄	2.0	0.0	0.0	0.0	0.0	0.0	0.0
0 ₂₋₅	1.8	2.8	5.0	2.8	5.0	1.5	2.7
0 ₂₋₆	1.4	1.0	1.4	1.0	1.4	1.0	1.4
0 ₂₋₇	1.0	4.0	4.0	4.0	4.0	4.0	4.0
0 ₂₋₈	0.8	3.0	2.4	3.0	2.4	0.5	0.4
0 ₂₋₉	0.8	2.0	1.6	2.0	1.6	0.2	0.2
0 ₂₋₁₀₋₁	0.1	4.0	0.4	4.0	0.4	1.1	0.1
0 ₂₋₁₀₋₂	0.1	4.0	0.4	4.0	0.4	4.0	0.4
0 ₂₋₁₀₋₃	0.1	1.0	0.1	1.0	0.1	1.0	0.1
0 ₂₋₁₀₋₄	0.1	3.0	0.3	3.0	0.3	3.0	0.3
0 ₂₋₁₁	0.3	4.0	1.2	4.0	1.2	0.0	0.0
0 ₂₋₁₂	0.1	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		240.4		217.2		269.2

Calculation of Weighted Ratings
Relative Importance Values Assigned by Donald Davidson, Lib. Consultant

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL L-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	4.0	80.0	4.0	80.0	4.0	80.0
01-2	10.0	3.7	37.0	3.5	35.0	3.5	35.0
01-3	10.0	3.5	35.0	3.5	35.0	3.5	35.0
01-4	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-5	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-6	6.0	3.5	21.0	3.5	21.0	3.5	21.0
01-7	6.5	2.0	13.0	2.0	13.0	2.0	13.0
01-8	6.5	3.0	19.5	3.5	22.8	3.5	22.8
01-9	4.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	1.0	0.0	0.0	4.0	4.0	0.0	0.0
02-1	6.6	0.0	0.0	2.0	13.2	0.0	0.0
02-2-1	1.5						
02-2-2	0.6						
02-2-3	0.6						
02-2-4	0.1						
02-3	2.0						
02-4	2.0						
02-5	1.8						
02-6	1.4						
02-7	1.0						
02-8	0.8						
02-9	0.8						
02-10-1	0.1						
02-10-2	0.1						
02-10-3	0.1						
02-10-4	0.1						
02-11	0.3						
02-12	0.1						
	100.0		269.5		288.0		270.8

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 6(a)		PROPOSAL 6(b)		PROPOSAL L-M-1 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	2.9	58.0	2.0	40.0	4.0	80.0
01-2	10.0	1.5	15.0	0.2	2.0	3.7	37.0
01-3	10.0	2.0	20.0	2.0	20.0	3.5	35.0
01-4	8.0	2.5	20.0	1.0	8.0	4.0	32.0
01-5	8.0	3.0	24.0	2.0	16.0	4.0	32.0
01-6	6.0	2.0	12.0	0.1	0.6	3.5	21.0
01-7	6.5	4.0	26.0	4.0	26.0	2.0	13.0
01-8	6.5	4.0	26.0	4.0	26.0	3.0	19.5
01-9	4.0	0.8	3.2	1.0	4.0	0.0	0.0
01-10	1.0	4.0	4.0	4.0	4.0	4.0	4.0
02-1	6.6	4.0	26.4	4.0	26.4	2.0	13.2
02-2-1	1.5	3.0	4.5	3.0	4.5		
02-2-2	0.6	3.0	1.8	3.0	1.8		
02-2-3	0.6	4.0	2.4	3.0	1.8		
02-2-4	0.1	4.0	0.4	4.0	0.4		
02-3	2.0	3.0	6.0	4.0	8.0		
02-4	2.0	4.0	8.0	4.0	8.0		
02-5	1.8	4.0	7.2	4.0	7.2		
02-6	1.4	3.7	5.2	3.7	5.2		
02-7	1.0	4.0	4.0	4.0	4.0		
02-8	0.8	4.0	3.2	4.0	3.2		
02-9	0.8	4.0	3.2	4.0	3.2		
02-10-1	0.1	4.0	0.4	4.0	0.4		
02-10-2	0.1	4.0	0.4	4.0	0.4		
02-10-3	0.1	4.0	0.4	4.0	0.4		
02-10-4	0.1	3.0	0.3	3.0	0.3		
02-11	0.3	4.0	1.2	4.0	1.2		
02-12	0.1	0.0	0.0	0.0	0.0		
	100.0		283.2		223.0		286.7

Calculation of Weighted Ratings
Relative Importance Values Assigned by Donald Davidson, Lib. Consultant

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL J-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	4.0	80.0				
01-2	10.0	2.5	25.0				
01-3	10.0	3.5	35.0				
01-4	8.0	4.0	32.0				
01-5	8.0	4.0	32.0				
01-6	6.0	2.5	15.0				
01-7	6.5	2.0	13.0				
01-8	6.5	3.8	24.7				
01-9	4.0	0.0	0.0				
01-10	1.0	0.0	0.0				
02-1	6.6	0.0	0.0				
02-2-1	1.5						
02-2-2	0.6						
02-2-3	0.6						
02-2-4	0.1						
02-3	2.0						
02-4	2.0						
02-5	1.8						
02-6	1.4						
02-7	1.0						
02-8	0.8						
02-9	0.8						
02-10-1	0.1						
02-10-2	0.1						
02-10-3	0.1						
02-10-4	0.1						
02-11	0.3						
02-12	0.1						
100.0		256.7					

OBJECTIVES DONALD DAVIDSON LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 2-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL 2-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL J-M-1 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	20.0	4.0	80.0	4.0	80.0	4.0	80.0
01-2	10.0	3.5	35.0	3.5	35.0	2.5	25.0
01-3	10.0	3.5	35.0	3.5	35.0	3.5	35.0
01-4	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-5	8.0	4.0	32.0	4.0	32.0	4.0	32.0
01-6	6.0	3.5	21.0	3.5	21.0	2.5	15.0
01-7	6.5	2.0	13.0	2.0	13.0	2.0	13.0
01-8	6.5	3.5	22.8	3.5	22.8	3.8	24.7
01-9	4.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	1.0	4.0	4.0	0.0	0.0	4.0	4.0
02-1	6.6	2.0	13.2	0.0	0.0	2.0	13.2
02-2-1	1.5						
02-2-2	0.6						
02-2-3	0.6						
02-2-4	0.1						
02-3	2.0						
02-4	2.0						
02-5	1.8						
02-6	1.4						
02-7	1.0						
02-8	0.8						
02-9	0.8						
02-10-1	0.1						
02-10-2	0.1						
02-10-3	0.1						
02-10-4	0.1						
02-11	0.3						
02-12	0.1						
100.0		288.0		270.8		273.9	

Calculation of Weighted Ratings

Relative Importance Values Assigned by David Gebhard, Arch. Historian

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1c		PROPOSAL 2 PARKING ON SITE		PROPOSAL 2 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	2.0	4.2	2.2	4.6	2.2	4.6
01-2	2.5	0.1	0.3	2.3	5.8	2.3	5.8
01-3	1.7	0.0	0.0	2.0	3.4	2.0	3.4
01-4	1.3	0.7	0.9	3.0	3.9	1.5	2.0
01-5	3.8	0.0	0.0	4.0	15.2	2.0	7.6
01-6	0.8	0.4	0.3	1.6	1.3	1.6	1.3
01-7	5.1	4.0	20.4	4.0	20.4	4.0	20.4
01-8	2.5	4.0	10.0	4.0	10.0	4.0	10.0
01-9	8.0	1.0	8.0	1.0	8.0	1.0	8.0
01-10	2.9	4.0	11.6	4.0	11.6	4.0	11.6
02-1	8.5	4.0	34.0	4.0	34.0	4.0	34.0
02-2-1	2.3	4.0	9.2	4.0	9.2	4.0	9.2
02-2-2	2.2	4.0	8.8	4.0	8.8	4.0	8.8
02-2-3	2.2	4.0	8.8	4.0	8.8	4.0	8.8
02-2-4	2.2	4.0	8.8	4.0	8.8	4.0	8.8
02-3	4.2	4.0	16.8	4.0	16.8	4.0	16.8
02-4	4.6	4.0	18.4	4.0	18.4	4.0	18.4
02-5	7.6	4.0	30.4	3.0	22.8	3.0	22.8
02-6	7.2	4.0	28.8	4.0	28.8	4.0	28.8
02-7	5.5	2.0	11.0	4.0	22.0	4.0	22.0
02-8	6.4	0.0	0.0	3.0	19.2	3.0	19.2
02-9	5.9	4.0	23.6	3.0	17.7	3.0	17.7
02-10-1	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-2	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-3	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-4	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-11	3.3	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.4	4.0	1.6	0.0	0.0	0.0	0.0
	100.0		283.1		326.7		317.2

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL PROPOSED PROJ.		PROPOSAL 1a		PROPOSAL 1b	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	3.0	6.3	0.0	0.0	1.0	2.1
01-2	2.5	3.5	8.8	0.2	0.5	0.3	0.8
01-3	1.7	2.0	3.4	0.0	0.0	1.0	1.7
01-4	1.3	4.0	5.2	0.5	0.7	0.5	0.7
01-5	3.8	4.0	15.2	0.0	0.0	0.5	1.9
01-6	0.8	3.4	2.7	0.2	0.2	0.2	0.2
01-7	5.1	4.0	20.4	4.0	20.4	4.0	20.4
01-8	2.5	4.0	10.0	4.0	10.0	4.0	10.0
01-9	8.0	1.0	8.0	1.0	8.0	0.8	6.4
01-10	2.9	2.0	5.8	4.0	11.6	4.0	11.6
02-1	8.5	4.0	34.0	4.0	34.0	4.0	34.0
02-2-1	2.3	0.0	0.0	4.0	9.2	4.0	9.2
02-2-2	2.2	3.0	6.6	4.0	8.8	4.0	8.8
02-2-3	2.2	2.0	4.4	4.0	8.8	4.0	8.8
02-2-4	2.2	3.0	6.6	4.0	8.8	4.0	8.8
02-3	4.2	4.0	16.8	4.0	16.8	4.0	16.8
02-4	4.6	0.0	0.0	4.0	18.4	4.0	18.4
02-5	7.6	3.5	26.6	4.0	30.4	4.0	30.4
02-6	7.2	2.0	14.4	4.0	28.8	4.0	28.8
02-7	5.5	3.0	16.5	2.0	11.0	2.0	11.0
02-8	6.4	0.5	3.2	0.0	0.0	0.0	0.0
02-9	5.9	0.0	0.0	4.0	23.6	4.0	23.6
02-10-1	1.7	2.0	3.4	4.0	6.8	4.0	6.8
02-10-2	1.7	3.0	5.1	4.0	6.8	4.0	6.8
02-10-3	1.7	1.0	1.7	4.0	6.8	4.0	6.8
02-10-4	1.7	3.0	5.1	4.0	6.8	4.0	6.8
02-11	3.3	0.0	0.0	0.0	0.0	0.0	0.0
02-12	0.4	0.0	0.0	4.0	1.6	4.0	1.6
	100.0		230.2		278.8		283.2

Calculation of Weighted Ratings

Relative Importance Values Assigned by David Gebhard, Arch. Historian

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(a) PARKING OFF SITE		PROPOSAL 4(b) PARKING ON SITE		PROPOSAL 4(b) PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	2.2	4.6	2.3	4.8	2.3	4.8
01-2	2.5	2.2	5.5	1.7	4.3	1.7	4.3
01-3	1.7	2.0	3.4	2.0	3.4	2.0	3.4
01-4	1.3	1.2	1.6	2.0	2.6	1.0	1.3
01-5	3.8	2.0	7.6	4.0	15.2	2.0	7.6
01-6	0.8	2.5	2.0	2.0	1.6	2.0	1.6
01-7	5.1	4.0	20.4	4.0	20.4	4.0	20.4
01-8	2.5	4.0	10.0	4.0	10.0	4.0	10.0
01-9	8.0	1.0	8.0	1.0	8.0	1.0	8.0
01-10	2.9	3.0	8.7	3.0	8.7	3.0	8.7
02-1	8.5	4.0	34.0	4.0	34.0	4.0	34.0
02-2-1	2.3	1.0	2.3	2.5	5.8	2.5	5.8
02-2-2	2.2	3.0	6.6	3.0	6.6	3.0	6.6
02-2-3	2.2	2.0	4.4	1.0	2.2	1.0	2.2
02-2-4	2.2	4.0	8.8	4.0	8.8	4.0	8.8
02-3	4.2	2.0	8.4	1.0	4.2	1.0	4.2
02-4	4.6	0.0	0.0	0.0	0.0	0.0	0.0
02-5	7.6	2.5	19.0	2.5	19.0	2.5	19.0
02-6	7.2	2.0	14.4	1.6	11.5	1.6	11.5
02-7	5.5	4.0	22.0	4.0	22.0	4.0	22.0
02-8	6.4	1.2	7.7	2.8	17.9	2.8	17.9
02-9	5.9	2.0	11.8	1.0	5.9	1.0	5.9
02-10-1	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-2	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-3	1.7	1.0	1.7	1.0	1.7	1.0	1.7
02-10-4	1.7	3.0	5.1	3.0	5.1	3.0	5.1
02-11	3.3	0.0	0.0	4.0	13.2	4.0	13.2
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		231.6		250.5		241.6

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 3 PARKING ON SITE		PROPOSAL 3 PARKING OFF SITE		PROPOSAL 4(a) PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	2.8	5.9	2.8	5.9	2.2	4.6
01-2	2.5	2.0	5.0	2.0	5.0	2.2	5.5
01-3	1.7	2.0	3.4	2.0	3.4	2.0	3.4
01-4	1.3	2.0	2.6	1.0	1.3	2.5	3.3
01-5	3.8	4.0	15.2	2.0	7.6	4.0	15.2
01-6	0.8	2.5	2.0	2.5	2.0	2.5	2.0
01-7	5.1	4.0	20.4	4.0	20.4	4.0	20.4
01-8	2.5	4.0	10.0	4.0	10.0	4.0	10.0
01-9	8.0	1.0	8.0	1.0	8.0	1.0	8.0
01-10	2.9	2.7	7.8	2.7	7.8	3.0	8.7
02-1	8.5	4.0	34.0	4.0	34.0	4.0	34.0
02-2-1	2.3	4.0	9.2	4.0	9.2	1.0	2.3
02-2-2	2.2	3.0	6.6	3.0	6.6	3.0	6.6
02-2-3	2.2	0.5	1.1	0.5	1.1	2.0	4.4
02-2-4	2.2	4.0	8.8	4.0	8.8	4.0	8.8
02-3	4.2	2.0	8.4	2.0	8.4	2.0	8.4
02-4	4.6	4.0	18.4	4.0	18.4	0.0	0.0
02-5	7.6	2.0	15.2	2.0	15.2	2.5	19.0
02-6	7.2	1.8	13.0	1.8	13.0	2.0	14.4
02-7	5.5	4.0	22.0	4.0	22.0	4.0	22.0
02-8	6.4	4.0	25.6	4.0	25.6	1.2	7.7
02-9	5.9	0.0	0.0	0.0	0.0	2.0	11.8
02-10-1	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-2	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-3	1.7	0.0	0.0	0.0	0.0	1.0	1.7
02-10-4	1.7	3.0	5.1	3.0	5.1	3.0	5.1
02-11	3.3	4.0	13.2	4.0	13.2	0.0	0.0
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		274.5		265.6		240.9

Calculation of Weighted Ratings

Relative Importance Values Assigned by David Gebhard, Arch. Historian

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(d) PARKING ON SITE		PROPOSAL 5 PARKING ON SITE		PROPOSAL 5 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	2.8	5.9	2.0	4.2	2.0	4.2
01-2	2.5	2.5	6.3	0.5	1.3	0.5	1.3
01-3	1.7	2.0	3.4	2.0	3.4	2.0	3.4
01-4	1.3	1.3	1.7	1.5	2.0	0.8	1.0
01-5	3.8	2.0	7.6	4.0	15.2	2.0	7.6
01-6	0.8	3.2	2.6	0.2	0.2	0.2	0.2
01-7	5.1	4.0	20.4	4.0	20.4	4.0	20.4
01-8	2.5	4.0	10.0	4.0	10.0	4.0	10.0
01-9	8.0	1.0	8.0	1.0	8.0	1.0	8.0
01-10	2.9	2.5	7.3	3.7	10.7	3.7	10.7
02-1	8.5	4.0	34.0	4.0	34.0	4.0	34.0
02-2-1	2.3	0.0	0.0	4.0	9.2	4.0	9.2
02-2-2	2.2	2.0	4.4	4.0	8.8	4.0	8.8
02-2-3	2.2	0.2	0.4	1.5	3.3	1.5	3.3
02-2-4	2.2	4.0	8.8	4.0	8.8	4.0	8.8
02-3	4.2	0.0	0.0	0.0	0.0	0.0	0.0
02-4	4.6	0.0	0.0	4.0	18.4	4.0	18.4
02-5	7.6	1.5	11.4	2.7	20.5	2.7	20.5
02-6	7.2	1.0	7.2	0.0	0.0	0.0	0.0
02-7	5.5	4.0	22.0	4.0	22.0	4.0	22.0
02-8	6.4	0.5	3.2	4.0	25.6	4.0	25.6
02-9	5.9	0.2	1.2	1.2	7.1	1.2	7.1
02-10-1	1.7	1.1	1.9	4.0	6.8	4.0	6.8
02-10-2	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-3	1.7	1.0	1.7	1.0	1.7	1.0	1.7
02-10-4	1.7	3.0	5.1	3.0	5.1	3.0	5.1
02-11	3.3	0.0	0.0	4.0	13.2	4.0	13.2
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
100.0		181.3		266.7		258.1	

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(c) PARKING ON SITE		PROPOSAL 4(c) PARKING OFF SITE		PROPOSAL 4(d) PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	2.0	4.2	2.0	4.2	2.8	5.9
01-2	2.5	1.0	2.5	1.0	2.5	2.5	6.3
01-3	1.7	2.0	3.4	2.0	3.4	2.0	3.4
01-4	1.3	1.8	2.3	0.9	1.2	2.6	3.4
01-5	3.8	4.0	15.2	2.0	7.6	4.0	15.2
01-6	0.8	1.0	0.8	1.0	0.8	3.2	2.6
01-7	5.1	4.0	20.4	4.0	20.4	4.0	20.4
01-8	2.5	4.0	10.0	4.0	10.0	4.0	10.0
01-9	8.0	1.0	8.0	1.0	8.0	1.0	8.0
01-10	2.9	3.0	8.7	3.0	8.7	2.5	7.3
02-1	8.5	4.0	34.0	4.0	34.0	4.0	34.0
02-2-1	2.3	2.7	6.2	2.7	6.2	0.0	0.0
02-2-2	2.2	3.0	6.6	3.0	6.6	2.0	4.4
02-2-3	2.2	2.5	5.5	2.5	5.5	0.2	0.4
02-2-4	2.2	4.0	8.8	4.0	8.8	4.0	8.8
02-3	4.2	4.0	16.8	4.0	16.8	0.0	0.0
02-4	4.6	0.0	0.0	0.0	0.0	0.0	0.0
02-5	7.6	2.8	21.3	2.8	21.3	1.5	11.4
02-6	7.2	1.0	7.2	1.0	7.2	1.0	7.2
02-7	5.5	4.0	22.0	4.0	22.0	4.0	22.0
02-8	6.4	3.0	19.2	3.0	19.2	0.5	3.2
02-9	5.9	2.0	11.8	2.0	11.8	0.2	1.2
02-10-1	1.7	4.0	6.8	4.0	6.8	1.1	1.9
02-10-2	1.7	4.0	6.8	4.0	6.8	4.0	6.8
02-10-3	1.7	1.0	1.7	1.0	1.7	1.0	1.7
02-10-4	1.7	3.0	5.1	3.0	5.1	3.0	5.1
02-11	3.3	4.0	13.2	4.0	13.2	0.0	0.0
02-12	0.4	0.0	0.0	0.0	0.0	0.0	0.0
100.0		268.5		259.8		190.6	

Calculation of Weighted Ratings
Relative Importance Values Assigned by David Gebhard, Arch. Historian

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL L-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	4.0	8.4	4.0	8.4	4.0	8.4
01-2	2.5	3.7	9.3	3.5	8.8	3.5	8.8
01-3	1.7	3.5	6.0	3.5	6.0	3.5	6.0
01-4	1.3	4.0	5.2	4.0	5.2	4.0	5.2
01-5	3.8	4.0	15.2	4.0	15.2	4.0	15.2
01-6	0.8	3.5	2.8	3.5	2.8	3.5	2.8
01-7	5.1	2.0	10.2	2.0	10.2	2.0	10.2
01-8	2.5	3.0	7.5	3.5	8.7	3.5	8.7
01-9	8.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	2.9	0.0	0.0	4.0	11.6	0.0	0.0
02-1	8.5	0.0	0.0	2.0	17.0	0.0	0.0
02-2-1	2.3						
02-2-2	2.2						
02-2-3	2.2						
02-2-4	2.2						
02-3	4.2						
02-4	4.6						
02-5	7.6						
02-6	7.2						
02-7	5.5						
02-8	6.4						
02-9	5.9						
02-10-1	1.7						
02-10-2	1.7						
02-10-3	1.7						
02-10-4	1.7						
02-11	3.3						
02-12	0.4						
	100.0		64.6		93.9		65.3

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 6(a)		PROPOSAL 6(b)		PROPOSAL L-M-1 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	2.9	6.1	2.0	4.2	4.0	8.4
01-2	2.5	1.5	3.8	0.2	0.5	3.7	9.3
01-3	1.7	2.0	3.4	2.0	3.4	3.5	6.0
01-4	1.3	2.5	3.3	1.0	1.3	4.0	5.2
01-5	3.8	3.0	11.4	2.0	7.6	4.0	15.2
01-6	0.8	2.0	1.6	0.1	0.1	3.5	2.8
01-7	5.1	4.0	20.4	4.0	20.4	2.0	10.2
01-8	2.5	4.0	10.0	4.0	10.0	3.0	7.5
01-9	8.0	0.8	6.4	1.0	8.0	0.0	0.0
01-10	2.9	4.0	11.6	4.0	11.6	4.0	11.6
02-1	8.5	4.0	34.0	4.0	34.0	2.0	17.0
02-2-1	2.3	3.0	6.9	3.0	6.9		
02-2-2	2.2	3.0	6.6	3.0	6.6		
02-2-3	2.2	4.0	8.8	3.0	6.6		
02-2-4	2.2	4.0	8.8	4.0	8.8		
02-3	4.2	3.0	12.6	4.0	16.8		
02-4	4.6	4.0	18.4	4.0	18.4		
02-5	7.6	4.0	30.4	4.0	30.4		
02-6	7.2	3.7	26.6	3.7	26.6		
02-7	5.5	4.0	22.0	4.0	22.0		
02-8	6.4	4.0	25.6	4.0	25.6		
02-9	5.9	4.0	23.6	4.0	23.6		
02-10-1	1.7	4.0	6.8	4.0	6.8		
02-10-2	1.7	4.0	6.8	4.0	6.8		
02-10-3	1.7	4.0	6.8	4.0	6.8		
02-10-4	1.7	3.0	5.1	3.0	5.1		
02-11	3.3	4.0	13.2	4.0	13.2		
02-12	0.4	0.0	0.0	0.0	0.0		
	100.0		341.0		332.1		93.2

Calculation of Weighted Ratings
Relative Importance Values Assigned by David Gebhard, Arch. Historian

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL J-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	4.0	8.4				
01-2	2.5	2.5	6.3				
01-3	1.7	3.5	6.0				
01-4	1.3	4.0	5.2				
01-5	3.8	4.0	15.2				
01-6	0.8	2.5	2.0				
01-7	5.1	2.0	10.2				
01-8	2.5	3.8	9.5				
01-9	8.0	0.0	0.0				
01-10	2.9	0.0	0.0				
02-1	8.5	0.0	0.0				
02-2-1	2.3						
02-2-2	2.2						
02-2-3	2.2						
02-2-4	2.2						
02-3	4.2						
02-4	4.6						
02-5	7.6						
02-6	7.2						
02-7	5.5						
02-8	6.4						
02-9	5.9						
02-10-1	1.7						
02-10-2	1.7						
02-10-3	1.7						
02-10-4	1.7						
02-11	3.3						
02-12	0.4						
	100.0		62.8				

OBJECTIVES DAVID GEBHARD LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 2-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL 2-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL J-M-1 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	2.1	4.0	8.4	4.0	8.4	4.0	8.4
01-2	2.5	3.5	8.8	3.5	8.8	2.5	6.3
01-3	1.7	3.5	6.0	3.5	6.0	3.5	6.0
01-4	1.3	4.0	5.2	4.0	5.2	4.0	5.2
01-5	3.8	4.0	15.2	4.0	15.2	4.0	15.2
01-6	0.8	3.5	2.8	3.5	2.8	2.5	2.0
01-7	5.1	2.0	10.2	2.0	10.2	2.0	10.2
01-8	2.5	3.5	8.8	3.5	8.8	3.8	9.5
01-9	8.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	2.9	4.0	11.6	0.0	0.0	4.0	11.6
02-1	8.5	2.0	17.0	0.0	0.0	2.0	17.0
02-2-1	2.3						
02-2-2	2.2						
02-2-3	2.2						
02-2-4	2.2						
02-3	4.2						
02-4	4.6						
02-5	7.6						
02-6	7.2						
02-7	5.5						
02-8	6.4						
02-9	5.9						
02-10-1	1.7						
02-10-2	1.7						
02-10-3	1.7						
02-10-4	1.7						
02-11	3.3						
02-12	0.4						
	100.0		94.0		65.4		91.4

Calculation of Weighted Ratings

Relative Importance Values Assigned by Thomas Hines, Arch. Historian

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1c		PROPOSAL 2 PARKING ON SITE		PROPOSAL 2 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	2.0	0.0	2.2	0.0	2.2	0.0
01-2	1.0	0.1	0.1	2.3	2.3	2.3	2.3
01-3	5.0	0.0	0.0	2.0	10.0	2.0	10.0
01-4	4.0	0.7	2.8	3.0	12.0	1.5	6.0
01-5	0.0	0.0	0.0	4.0	0.0	2.0	0.0
01-6	0.0	0.4	0.0	1.6	0.0	1.6	0.0
01-7	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-8	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-9	5.0	1.0	5.0	1.0	5.0	1.0	5.0
01-10	5.0	4.0	20.0	4.0	20.0	4.0	20.0
02-1	10.0	4.0	40.0	4.0	40.0	4.0	40.0
02-2-1	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-2-2	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-2-3	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-2-4	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-3	0.0	4.0	0.0	4.0	0.0	4.0	0.0
02-4	10.0	4.0	40.0	4.0	40.0	4.0	40.0
02-5	0.0	4.0	0.0	3.0	0.0	3.0	0.0
02-6	10.0	4.0	40.0	4.0	40.0	4.0	40.0
02-7	5.0	2.0	10.0	4.0	20.0	4.0	20.0
02-8	5.0	0.0	0.0	3.0	15.0	3.0	15.0
02-9	5.0	4.0	20.0	3.0	15.0	3.0	15.0
02-10-1	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-2	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-3	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-4	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-11	5.0	0.0	0.0	0.0	0.0	0.0	0.0
02-12	10.0	4.0	40.0	0.0	0.0	0.0	0.0
100.0		297.9		299.3		293.3	

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 1a		PROPOSAL 1b	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	0.0	0.0	1.0	0.0
01-2	1.0	0.2	0.2	0.3	0.3
01-3	5.0	0.0	0.0	1.0	5.0
01-4	4.0	0.5	2.0	0.5	2.0
01-5	0.0	0.0	0.0	0.5	0.0
01-6	0.0	0.2	0.0	0.2	0.0
01-7	0.0	4.0	0.0	4.0	0.0
01-8	0.0	4.0	0.0	4.0	0.0
01-9	5.0	1.0	5.0	0.8	4.0
01-10	5.0	4.0	20.0	4.0	20.0
02-1	10.0	4.0	40.0	4.0	40.0
02-2-1	2.5	4.0	10.0	4.0	10.0
02-2-2	2.5	4.0	10.0	4.0	10.0
02-2-3	2.5	4.0	10.0	4.0	10.0
02-2-4	2.5	4.0	10.0	4.0	10.0
02-3	0.0	4.0	0.0	4.0	0.0
02-4	10.0	4.0	40.0	4.0	40.0
02-5	0.0	4.0	0.0	4.0	0.0
02-6	10.0	4.0	40.0	4.0	40.0
02-7	5.0	2.0	10.0	2.0	10.0
02-8	5.0	0.0	0.0	0.0	0.0
02-9	5.0	4.0	20.0	4.0	20.0
02-10-1	2.5	4.0	10.0	4.0	10.0
02-10-2	2.5	4.0	10.0	4.0	10.0
02-10-3	2.5	4.0	10.0	4.0	10.0
02-10-4	2.5	4.0	10.0	4.0	10.0
02-11	5.0	0.0	0.0	0.0	0.0
02-12	10.0	4.0	40.0	4.0	40.0
100.0		297.2		301.3	

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(a) PARKING OFF SITE		PROPOSAL 4(b) PARKING ON SITE		PROPOSAL 4(b) PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	2.2	0.0	2.3	0.0	2.3	0.0
01-2	1.0	2.2	2.2	1.7	1.7	1.7	1.7
01-3	5.0	2.0	10.0	2.0	10.0	2.0	10.0
01-4	4.0	1.2	4.8	2.0	8.0	1.0	4.0
01-5	0.0	2.0	0.0	4.0	0.0	2.0	0.0
01-6	0.0	2.5	0.0	2.0	0.0	2.0	0.0
01-7	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-8	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-9	5.0	1.0	5.0	1.0	5.0	1.0	5.0
01-10	5.0	3.0	15.0	3.0	15.0	3.0	15.0
02-1	10.0	4.0	40.0	4.0	40.0	4.0	40.0
02-2-1	2.5	1.0	2.5	2.5	6.3	2.5	6.3
02-2-2	2.5	3.0	7.5	3.0	7.5	3.0	7.5
02-2-3	2.5	2.0	5.0	1.0	2.5	1.0	2.5
02-2-4	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-3	0.0	2.0	0.0	1.0	0.0	1.0	0.0
02-4	10.0	0.0	0.0	0.0	0.0	0.0	0.0
02-5	0.0	2.5	0.0	2.5	0.0	2.5	0.0
02-6	10.0	2.0	20.0	1.6	16.0	1.6	16.0
02-7	5.0	4.0	20.0	4.0	20.0	4.0	20.0
02-8	5.0	1.2	6.0	2.8	14.0	2.8	14.0
02-9	5.0	2.0	10.0	1.0	5.0	1.0	5.0
02-10-1	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-2	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-3	2.5	1.0	2.5	1.0	2.5	1.0	2.5
02-10-4	2.5	3.0	7.5	3.0	7.5	3.0	7.5
02-11	5.0	0.0	0.0	4.0	20.0	4.0	20.0
02-12	10.0	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		188.0		211.0		207.0

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 3 PARKING ON SITE		PROPOSAL 3 PARKING OFF SITE		PROPOSAL 4(a) PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	2.8	0.0	2.8	0.0	2.2	0.0
01-2	1.0	2.0	2.0	2.0	2.0	2.2	2.2
01-3	5.0	2.0	10.0	2.0	10.0	2.0	10.0
01-4	4.0	2.0	8.0	1.0	4.0	2.5	10.0
01-5	0.0	4.0	0.0	2.0	0.0	4.0	0.0
01-6	0.0	2.5	0.0	2.5	0.0	2.5	0.0
01-7	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-8	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-9	5.0	1.0	5.0	1.0	5.0	1.0	5.0
01-10	5.0	2.7	13.5	2.7	13.5	3.0	15.0
02-1	10.0	4.0	40.0	4.0	40.0	4.0	40.0
02-2-1	2.5	4.0	10.0	4.0	10.0	1.0	2.5
02-2-2	2.5	3.0	7.5	3.0	7.5	3.0	7.5
02-2-3	2.5	0.5	1.3	0.5	1.3	2.0	5.0
02-2-4	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-3	0.0	2.0	0.0	2.0	0.0	2.0	0.0
02-4	10.0	4.0	40.0	4.0	40.0	0.0	0.0
02-5	0.0	2.0	0.0	2.0	0.0	2.5	0.0
02-6	10.0	1.8	18.0	1.8	18.0	2.0	20.0
02-7	5.0	4.0	20.0	4.0	20.0	4.0	20.0
02-8	5.0	4.0	20.0	4.0	20.0	1.2	6.0
02-9	5.0	0.0	0.0	0.0	0.0	2.0	10.0
02-10-1	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-2	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-3	2.5	0.0	0.0	0.0	0.0	1.0	2.5
02-10-4	2.5	3.0	7.5	3.0	7.5	3.0	7.5
02-11	5.0	4.0	20.0	4.0	20.0	0.0	0.0
02-12	10.0	0.0	0.0	0.0	0.0	0.0	0.0
	100.0		252.8		248.8		193.2

Calculation of Weighted Ratings

Relative Importance Values Assigned by Thomas Hines, Arch. Historian

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(d) PARKING ON SITE		PROPOSAL 5 PARKING ON SITE		PROPOSAL 5 PARKING OFF SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	2.8	0.0	2.0	0.0	2.0	0.0
01-2	1.0	2.5	2.5	0.5	0.5	0.5	0.5
01-3	5.0	2.0	10.0	2.0	10.0	2.0	10.0
01-4	4.0	1.3	5.2	1.5	6.0	0.8	3.2
01-5	0.0	2.0	0.0	4.0	0.0	2.0	0.0
01-6	0.0	3.2	0.0	0.2	0.0	0.2	0.0
01-7	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-8	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-9	5.0	1.0	5.0	1.0	5.0	1.0	5.0
01-10	5.0	2.5	12.5	3.7	18.5	3.7	18.5
02-1	10.0	4.0	40.0	4.0	40.0	4.0	40.0
02-2-1	2.5	0.0	0.0	4.0	10.0	4.0	10.0
02-2-2	2.5	2.0	5.0	4.0	10.0	4.0	10.0
02-2-3	2.5	0.2	0.5	1.5	3.8	1.5	3.8
02-2-4	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
02-4	10.0	0.0	0.0	4.0	40.0	4.0	40.0
02-5	0.0	1.5	0.0	2.7	0.0	2.7	0.0
02-6	10.0	1.0	10.0	0.0	0.0	0.0	0.0
02-7	5.0	4.0	20.0	4.0	20.0	4.0	20.0
02-8	5.0	0.5	2.5	4.0	20.0	4.0	20.0
02-9	5.0	0.2	1.0	1.2	6.0	1.2	6.0
02-10-1	2.5	1.1	2.8	4.0	10.0	4.0	10.0
02-10-2	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-3	2.5	1.0	2.5	1.0	2.5	1.0	2.5
02-10-4	2.5	3.0	7.5	3.0	7.5	3.0	7.5
02-11	5.0	0.0	0.0	4.0	20.0	4.0	20.0
02-12	10.0	0.0	0.0	0.0	0.0	0.0	0.0
100.0		147.0		249.8		247.0	

OBJECTIVES THOMAS HINES IB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 4(c) PARKING ON SITE		PROPOSAL 4(c) PARKING OFF SITE		PROPOSAL 4(d) PARKING ON SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	2.0	0.0	2.0	0.0	2.8	0.0
01-2	1.0	1.0	1.0	1.0	1.0	2.5	2.5
01-3	5.0	2.0	10.0	2.0	10.0	2.0	10.0
01-4	4.0	1.8	7.2	0.9	3.6	2.6	10.4
01-5	0.0	4.0	0.0	2.0	0.0	4.0	0.0
01-6	0.0	1.0	0.0	1.0	0.0	3.2	0.0
01-7	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-8	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-9	5.0	1.0	5.0	1.0	5.0	1.0	5.0
01-10	5.0	3.0	15.0	3.0	15.0	2.5	12.5
02-1	10.0	4.0	40.0	4.0	40.0	4.0	40.0
02-2-1	2.5	2.7	6.8	2.7	6.8	0.0	0.0
02-2-2	2.5	3.0	7.5	3.0	7.5	2.0	5.0
02-2-3	2.5	2.5	6.3	2.5	6.3	0.2	0.5
02-2-4	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-3	0.0	4.0	0.0	4.0	0.0	0.0	0.0
02-4	10.0	0.0	0.0	0.0	0.0	0.0	0.0
02-5	0.0	2.8	0.0	2.8	0.0	1.5	0.0
02-6	10.0	1.0	10.0	1.0	10.0	1.0	10.0
02-7	5.0	4.0	20.0	4.0	20.0	4.0	20.0
02-8	5.0	3.0	15.0	3.0	15.0	0.5	2.5
02-9	5.0	2.0	10.0	2.0	10.0	0.2	1.0
02-10-1	2.5	4.0	10.0	4.0	10.0	1.1	2.8
02-10-2	2.5	4.0	10.0	4.0	10.0	4.0	10.0
02-10-3	2.5	1.0	2.5	1.0	2.5	1.0	2.5
02-10-4	2.5	3.0	7.5	3.0	7.5	3.0	7.5
02-11	5.0	4.0	20.0	4.0	20.0	0.0	0.0
02-12	10.0	0.0	0.0	0.0	0.0	0.0	0.0
100.0		213.8		210.2		152.2	

Calculation of Weighted Ratings

Relative Importance Values Assigned by Thomas Hines, Arch. Historian

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL L-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL Q-R-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL Q-R-2 DISPOSAL OF EX LIBRARY SITE	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-2	1.0	3.7	3.7	3.5	3.5	3.5	3.5
01-3	5.0	3.5	17.5	3.5	17.5	3.5	17.5
01-4	4.0	4.0	16.0	4.0	16.0	4.0	16.0
01-5	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-6	0.0	3.5	0.0	3.5	0.0	3.5	0.0
01-7	0.0	2.0	0.0	2.0	0.0	2.0	0.0
01-8	0.0	3.0	0.0	3.5	0.0	3.5	0.0
01-9	5.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	5.0	0.0	0.0	4.0	20.0	0.0	0.0
02-1	10.0	0.0	0.0	2.0	20.0	0.0	0.0
02-2-1	2.5						
02-2-2	2.5						
02-2-3	2.5						
02-2-4	2.5						
02-3	0.0						
02-4	10.0						
02-5	0.0						
02-6	10.0						
02-7	5.0						
02-8	5.0						
02-9	5.0						
02-10-1	2.5						
02-10-2	2.5						
02-10-3	2.5						
02-10-4	2.5						
02-11	5.0						
02-12	10.0						
	100.0		37.2		77.0		37.0

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 6a		PROPOSAL 6b		PROPOSAL L-M-1 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	2.9	0.0	2.0	0.0	4.0	0.0
01-2	1.0	1.5	1.5	0.2	0.2	3.7	3.7
01-3	5.0	2.0	10.0	2.0	10.0	3.5	17.5
01-4	4.0	2.5	10.0	1.0	4.0	4.0	16.0
01-5	0.0	3.0	0.0	2.0	0.0	4.0	0.0
01-6	0.0	2.0	0.0	0.1	0.0	3.5	0.0
01-7	0.0	4.0	0.0	4.0	0.0	2.0	0.0
01-8	0.0	4.0	0.0	4.0	0.0	3.0	0.0
01-9	5.0	0.8	4.0	1.0	5.0	0.0	0.0
01-10	5.0	4.0	20.0	4.0	20.0	4.0	20.0
02-1	10.0	4.0	40.0	4.0	40.0	2.0	20.0
02-2-1	2.5	3.0	7.5	3.0	7.5		
02-2-2	2.5	3.0	7.5	3.0	7.5		
02-2-3	2.5	4.0	10.0	3.0	7.5		
02-2-4	2.5	4.0	10.0	4.0	10.0		
02-3	0.0	3.0	0.0	4.0	0.0		
02-4	10.0	4.0	40.0	4.0	40.0		
02-5	0.0	4.0	0.0	4.0	0.0		
02-6	10.0	3.7	37.0	3.7	37.0		
02-7	5.0	4.0	20.0	4.0	20.0		
02-8	5.0	4.0	20.0	4.0	20.0		
02-9	5.0	4.0	20.0	4.0	20.0		
02-10-1	2.5	4.0	10.0	4.0	10.0		
02-10-2	2.5	4.0	10.0	4.0	10.0		
02-10-3	2.5	4.0	10.0	4.0	10.0		
02-10-4	2.5	3.0	7.5	3.0	7.5		
02-11	5.0	4.0	20.0	4.0	20.0		
02-12	10.0	0.0	0.0	0.0	0.0		
	100.0		315.0		306.2		77.2

Calculation of Weighted Ratings
Relative Importance Values Assigned by Thomas Hines, Arch. Historian

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL J-M-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL		PROPOSAL	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	4.0	0.0				
01-2	1.0	2.5	2.5				
01-3	5.0	3.5	17.5				
01-4	4.0	4.0	16.0				
01-5	0.0	4.0	0.0				
01-6	0.0	2.5	0.0				
01-7	0.0	2.0	0.0				
01-8	0.0	3.8	0.0				
01-9	5.0	0.0	0.0				
01-10	5.0	0.0	0.0				
02-1	10.0	0.0	0.0				
02-2-1	2.5						
02-2-2	2.5						
02-2-3	2.5						
02-2-4	2.5						
02-3	0.0						
02-4	10.0						
02-5	0.0						
02-6	10.0						
02-7	5.0						
02-8	5.0						
02-9	5.0						
02-10-1	2.5						
02-10-2	2.5						
02-10-3	2.5						
02-10-4	2.5						
02-11	5.0						
02-12	10.0						
		100.0	36.0				

OBJECTIVES THOMAS HINES LIB. CONSULTANT	WEIGHT OF RELATIVE IMPORTANCE	PROPOSAL 2-1 COMPATIBLE USE FOR EX LIBRARY		PROPOSAL 2-2 DISPOSAL OF EX LIBRARY SITE		PROPOSAL J-M-1 COMPATIBLE USE FOR EX LIBRARY	
		RATING	WEIGHTED RATING	RATING	WEIGHTED RATING	RATING	WEIGHTED RATING
01-1	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-2	1.0	3.5	3.5	3.5	3.5	2.5	2.5
01-3	5.0	3.5	17.5	3.5	17.5	3.5	17.5
01-4	4.0	4.0	16.0	4.0	16.0	4.0	16.0
01-5	0.0	4.0	0.0	4.0	0.0	4.0	0.0
01-6	0.0	3.5	0.0	3.5	0.0	2.5	0.0
01-7	0.0	2.0	0.0	2.0	0.0	2.0	0.0
01-8	0.0	3.5	0.0	3.5	0.0	3.8	0.0
01-9	5.0	0.0	0.0	0.0	0.0	0.0	0.0
01-10	5.0	4.0	20.0	0.0	0.0	4.0	20.0
02-1	10.0	2.0	20.0	0.0	0.0	2.0	20.0
02-2-1	2.5						
02-2-2	2.5						
02-2-3	2.5						
02-2-4	2.5						
02-3	0.0						
02-4	10.0						
02-5	0.0						
02-6	10.0						
02-7	5.0						
02-8	5.0						
02-9	5.0						
02-10-1	2.5						
02-10-2	2.5						
02-10-3	2.5						
02-10-4	2.5						
02-11	5.0						
02-12	10.0						
		100.0	77.0	37.0		76.0	

APPENDIX C - DISTRIBUTION OF DRAFT EIR

Copies of the Draft EIR were distributed to the persons on the attached lists (Pages C-2 to C-15). Copies were also made available for public inspection at all Bureau of Engineering District Offices, and various public libraries in Los Angeles County.

An announcement of the availability of the Draft EIR and public hearing schedule was published in the Los Angeles Times on May 18, 1978. Articles describing the project and the Draft EIR appeared in the local press, including the Civic Center News and Los Angeles Times.

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5333 McConnel Avenue No. 523
Los Angeles, CA 90066

Crocker National Bank, Trustee
P.O. Box 54410 Terminal Annex
Los Angeles, CA 90054

O. H. Churchill Co.
448 South Hill Street, Room 1110
Los Angeles, CA 90013

APPENDIX D - DRAFT EIR COMMENTS AND RESPONSES

A total of 21 written responses were received by the Bureau of Engineering, Department of Public Works, City of Los Angeles regarding the Draft Environmental Impact Report.

The following agencies had no comments on the Draft EIR.

<u>Agency</u>	<u>Date of Response</u>
CITY OF LOS ANGELES	
Department of Public Works, Bureau of Right of Way and Land	May 23, 1978
Department of Public Works, Bureau of Engineering:	
Structural Engineering Division	May 23, 1978
Central Engineering District	June 23, 1978
Department of Public Works, Bureau of Transportation	May 24, 1978
Police Department	May 30, 1978
STATE OF CALIFORNIA	
Governor's Office, Office of Planning and Research, State Clearinghouse	June 23, 1978
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS - Metropolitan Clearinghouse	July 3, 1978

The comments in the following letters are self-explanatory and do not require a response in this report:

<u>Comment No.</u>	<u>Person/Organization</u>	<u>Page</u>
1	Biltmore Hotel	D-2
2	City of Los Angeles, Fire Department	D-3
3	Louise Nelson, California Independent Renters Association	D-4
4	City of Los Angeles, Municipal Arts Department, Cultural Heritage Board	D-5
5	South Coast Air Quality Management District	D-6
6	City of Los Angeles, Department of Water and Power, Water System	D-10

(Text continued on page D-11)



1 June 1978

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division,
Room 807, City Hall
200 North Spring Street
Los Angeles, California 90012

Dear Mr. Paulsen:

I have reviewed the Draft Environmental Impact Report on the Central Library Renovation and Expansion and would like to offer the support of The Biltmore Hotel on the proposal. We feel the program as outlined in the EIR is in the spirit of the continuing redevelopment of downtown Los Angeles and provides the best usage of the existing building and site.

Sincerely,

Gene R. Summers

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCEJUN 8 REC'D *ams* *low*

Date: June 6, 1978

To: Mr. Lloyd D. Paulsen, Division Engineer, Coordinating
Division, Bureau of Engineering, Room 807, City Hall

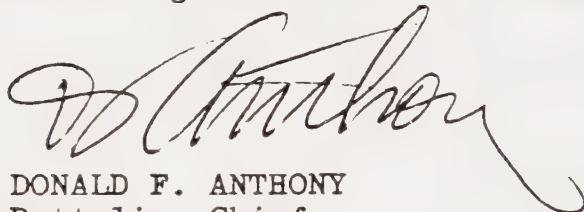
From: Donald F. Anthony, Battalion Chief, Fire Department,
Planning Section, Room 1010, City Hall East

Subject: CENTRAL LIBRARY RENOVATION AND EXPANSION W.O. 95934

The Fire Department has reviewed and evaluated the Environmental Impact Report for the Central Library and concurs with the statements made pertaining to fire protection and fire related services for the expansion and renovation of the facility.

The mitigation measures incorporated into remodeling of the existing structure should reduce the fire hazards that presently exist.

JOHN C. GERARD
Chief Engineer and General Manager



DONALD F. ANTHONY
Battalion Chief
Planning Section

DFA:DVM:lmg

cc: Battalion Chief J. E. Lockwood

CITY OF LOS ANGELES
CENTRAL LIBRARY RENOVATION AND EXPANSION
HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT
JUNE 15, 1978

The purpose of this hearing is to inform the citizens of Los Angeles area of the proposed Central Library project and to provide a forum for input from concerned citizens and agencies regarding the environmental issues addressed in the draft environmental report. Please use the space provided below to outline your pertinent points. Thank you for your participation.

\$67 million To Destroy our Library
is not only outlandish from Aesthetic
Value - But expenses will be a hard
stand to bear. Let cumulating by
taxpayers have just cumulating by
shown their desire for Economy - this destruction
of this landmark Library is IRRESPONSIBLE
on the part of the City. -
The CIRA is totally opposed to
the destruction of the LIBRARY.

Please provide the following information:

Name: Louise Nelson

Street: 631- Nelson Ave.

City: L.A. 90024

Occupation: MCART

Organization Represented: Chis Independent

Reuters ASSN.

CMS
LWCITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 14, 1978

To: Lloyd D. Paulsen, Division Engineer
Coordinating Division, Bureau of Engineering

From: Ileana Welch, Coordinator
Cultural Heritage Board

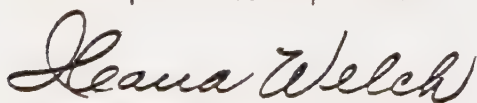
Subject:

The members of the Cultural Heritage Board have reviewed the draft Environmental Impact Report for the Central Library Renovation and Expansion, W.O. 95934.

In accordance with a motion unanimously adopted at its regular meeting on June 7, 1978, the Cultural Heritage Board hereby reaffirms its statement of October 19, 1977 with regard to the proposal for renovation and expansion of the Central Library which has been designated as Historic-Cultural Monument No. 46.

A copy of the Board's previous statement is attached herewith and is listed as Attachment 16 (Sheet 1 of 2) in the draft Environmental Impact Report.

Rodney L. Punt, General Manager
Municipal Arts Department


Ileana Welch, Coordinator
Cultural Heritage Board

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

DISTRICT HEADQUARTERS
9440 TELSTAR AVENUE, EL MONTE, CALIFORNIA 91731 • (213) 443-1991

Date 6/12/78

File No. A80518C

Mr. Lloyd D. Paulsen
Division Engineer
Room 807, City Hall
200 North Spring Street
Los Angeles, CA 90012

COMMENTS ON: Central Library Renovation and
Expansion, DEIR, W.O. 95934

ADEQUACY OF AIR QUALITY ANALYSIS

	<u>Adequate</u>	<u>Inadequate</u>	<u>NA</u>
Existing Air Quality in Area — — — — <input type="checkbox"/>		<input checked="" type="checkbox"/> 1)	<input type="checkbox"/>
Existing Emissions in Area — — — — <input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Project Emissions:			
Construction phase — — — — <input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Completed project vehicular — — — — <input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Stationary — — — — <input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Project Impact on Air Quality — — — — <input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

ARE ADEQUATE MITIGATION MEASURES PROVIDED FOR PROJECT AIR POLLUTANTS?

☒ Yes ☐ No ☐ Incomplete ☐ NA

ARE GROWTH INDUCING EFFECTS OF PROJECT ON POLLUTANT EMISSIONS DISCUSSED?

☒ Yes ☐ No ☐ Partially ☐ NA

AQMD PERMIT

☒ Not required
☐ Required
☐ May be required, contact
Zone office

POTENTIAL EFFECT ON AIR QUALITY (AQ)

☐ Beneficial: will probably tend to improve AQ
☒ No effect
☐ Impairment: probably no substantial adverse effect
☐ Unfavorable: may degrade AQ to a significant extent
☐ Adverse: will degrade AQ to a significant extent
☐ Indeterminate: due to lack of data

IS PROJECT CONSISTENT WITH THE ATTAINMENT AND
MAINTENANCE OF THE NATIONAL AIR QUALITY STANDARDS?

☒ Yes ☐ No

COMMENTS:

1) Existing air quality in the downtown area should be more detailed than is shown in the EIR. A summary of 1976 air quality data (the latest available) is enclosed for your use.

See page 68
D-6

FURTHER AQMP REVIEW REQUESTED?

☐ Yes

☒ No

If you have any further questions, please call Robert Graves at (213) 443-3951, Ext. 240, Tom Mullins at Ext. 241 or myself at Ext. 238.

Very truly yours,

J. A. Stuart
Executive Officer

John Danielson

for John Danielson
Senior Air Pollution Analyst

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT AIR QUALITY IN 1976

Z O N E	Station	Carbon Monoxide			Oxidant (Ozone)			Nitrogen Dioxide		Hydrocarbons	
		Max. Conc. in PPM	No. Days Standard Exceeded		Max. Conc. in PPHM	No. Days Standard Exceeded		Max. Conc. in PPHM	No. Days State Std. Exceeded	Max. Conc. in PPM	No. Days Federal Standard Exceeded
			Federal	State		Federal	State				
1 Hour	(a)/(b)	(c)/(d)	1 Hour	1 hr. > 8 pphm	1 hr. ≥ 10 pphm	1 Hour	1 hr. ≥ 25 pphm	1 Hour	.24 ppm: 6-9 A.M.		
M E T R O P O L I T A N	Los Angeles	23	72/0	32/0	34	142	125	53	27	10.0	213
	W. Los Angeles	25	54/0	21/0	28	91	75	46	55	14.2	211
	Lennox	43	94/2	75/1	22	30	19	39	21	19.4	302
	Long Beach	19	64/0	40/0	16	11	5	43	43	12.6 ^{h)}	152 ^{h)}
	Whittier	23	36/0	11/0	37	143	116	52	19	17.5	271
	Reseda	26	67/0	47/0	27	188	171	30	6	12.6	241
	Burbank	30	107/0	93/0	35	204	187	38	15	19.8	276
	Pasadena	23	32/0	0/0	34	193	180	38	23	7.1	242
	Azusa	14	4/0	0/0	38	185	172	31	3	11.8	139
	Pomona	15	5/0	1/0	36	168	160	32	8	6.2	203
	Pico Rivera ^{f)}	18	34/0	9/0	35	115	106	52	18	IN	IN
	Lynwood	33	129/0	90/0	24 ^{g)}	44 ^{g)}	38 ^{g)}	39	6	IN	IN
	Newhall	11	0/0	0/0	33	165	154	12	0	7.1	297
Lancaster	14	1/0	0/0	19	108	82	11	0	7.0	143	
S O U T H E R N	La Habra	45 ⁱ⁾	71/2 ⁱ⁾	57/1 ⁱ⁾	30	89	67	28	4	IN	IN
	Santa Ana Cyn	ND	ND	ND	33	134	118	ND	ND	ND	ND
	Anaheim	32	60/0	28/0	30	68	54	46	9	13	ND
	Los Alamitos	ND	ND	ND	28	66	53 ^{j)}	ND	ND	IN	IN
	Costa Mesa	27	58/0	29/0	16	17	10	34	8	ND	ND
	El Toro	ND	ND	ND	23	55	43	ND	ND	IN	IN
	Laguna Beach	20	4/0	0/0	ND	ND	ND	ND	ND	ND	ND
	San Juan Cap.	ND	ND	ND	20	47	39	ND	ND	ND	ND
E A S T E R N	Prado Park	8	0/0	0/0	33	168	150	ND	ND	35.0	ND
	Riverside	10	ND/0	0/0	36	187	176	23	0	9.0	ND
	Perris	9	0/0	0/0	22	164	154	ND	ND	ND	ND
	Elsinore	ND	ND	ND	20	124	104	ND	ND	ND	ND
	Temecula	ND	ND	ND	21	88	52	ND	ND	ND	ND
	Hemet	8	IN	IN	19	87	66	ND	ND	ND	ND
	Banning	6	0/0	0/0	28	125	113	ND	ND	8.0	ND
	Palm Springs	7	0/0	0/0	22	123	103	ND	ND	7.0	ND
	Indio	12	0/0	0/0	16	88	57	9	0	7.0	ND
	Upland	10	0/0	0/0	38	201	183	28	3	5.6	207 ⁱ⁾
	Chino	12	5/0	0/0	36	185	174	17	0	ND	ND
	Fontana	9	0/0	0/0	38	181	173	30	2	ND	ND
	San Bernardino	12	1/0	0/0	32	168	159	13	0	10.0	ND
	Redlands	14	0/0	0/0	35	159	144	25	1	ND	ND
	Yucaipa	9	0/0	0/0	29	160	152	ND	ND	ND	ND
	Lake Gregory	8	0/0	0/0	23	112	113	ND	ND	ND	ND
	Big Bear Lake	10	0/0	0/0	15	38	33	ND	ND	ND	ND
	Victorville	9	0/0	0/0	13	64	45	10	0	ND	ND
	Barstow	9	0/0	0/0	14	12	5	30	2	ND	ND
	Trona	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	Needles	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

(a)/(b) Federal Standards, respectively: (a) 8-hours > 9 PPM and/or (b) 1-hour > 35 PPM.

(c)/(d) State Standards, respectively: (c) 12-hours ≥ 10 PPM and/or (d) 1-hour ≥ 40 PPM.

e) Reactive hydrocarbons (total minus methane).

f) Station initiated operations on June 22, 1976.

g) Instrument in operation only 11 days in June and July.

h) Based on March through December data.

i) Instrument inoperative January and February.

j) July, August and September data not available.

IN Insufficient data available.

ND No data; pollutant not measured.

(More - Over)

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT AIR QUALITY IN 1976

Z O N E	Station	Sulfur Dioxide			Particulates (Hi-Vol)			Visibility ^{m)}		
		Max. Conc. in PPHM	No. Days Standard Exceeded		Max. Value	% Days Standard Exceeded		Location	Min. Vsby. in Miles	No. Days State Stand Exceeded
			Federal	State		Federal	State			
1 Hour	24 hr. > 14 PPM	(k)/(l)	ug/m ³	260 ug/m ³	100 ug/m ³					
M E T R O P O L I T A N	Los Angeles	12	0	12/0	215	0	57	Los Angeles ⁿ⁾ Burbank AP LAX AP Long Beach AP Fox AFB	1/4	166
	W. Los Angeles	7	0	0/0	157	0	12		1 1/4	194
	Lennox	18	0	2/0	234	0	51		1 1/4	160
	Long Beach	13	0	7/0	ND	ND	ND		1	197
	Whittier	15	0	6/0	ND	ND	ND		4	17
	Reseda	4	0	0/0	207	0	41			
	Burbank	9	0	0/0	ND	ND	ND			
	Pasadena	6	0	0/0	208	0	52			
	Azusa	10	0	0/0	226	0	59			
	Pomona	6	0	0/0	ND	ND	ND			
	Pico Rivera ^{f)}	5	0	0/0	ND	ND	ND			
	Lynwood	9	0	0/0	205	0	61			
	Newhall	10	0	0/0	ND	ND	ND			
	Lancaster	2	0	0/0	319	5	45			
S O U T H E R N	La Habra	11	0	0/0	253	0	66	El Toro MCAS	IN	IN
	Santa Ana Cyn	IN	IN	IN	192	0	48			
	Anaheim	11	0	0/0	252	0	56			
	Los Alamitos	25	0	1/0	284	2	63			
	Costa Mesa	12	0	0/0	177	0	28			
	El Toro	IN	IN	IN	164	0	33			
	Laguna Beach	ND	ND	ND	189	0	27			
	San Juan Cap.	ND	ND	ND	152	0	38			
E A S T E R N	Prado Park	ND	ND	ND	ND	ND	ND	March AFB	IN	IN
	Riverside	8	0	0/0	276	2	77			
	Perris	ND	ND	ND	ND	ND	ND			
	Elsinore	ND	ND	ND	ND	ND	ND			
	Temecula	ND	ND	ND	ND	ND	ND			
	Hemet	ND	ND	ND	ND	ND	ND			
	Banning	ND	ND	ND	189	0	18			
	Palm Springs	ND	ND	ND	192	0	8			
	Indio	IN	IN	IN	1363	5	48			
	Upland	ND	ND	ND	365	4	66	Ontario AP Norton AFB	1	261
	Chino	ND	ND	ND	1988	12	79		IN	236
	Fontana	25	0	56/0	338	6	66			
	San Bernardino	7	0	0/0	242	0	55			
	Redlands	ND	ND	ND	216	0	18			
	Yucaipa	ND	ND	ND	ND	ND	ND			
	Lake Gregory	ND	ND	ND	ND	ND	ND			
	Big Bear Lake	ND	ND	ND	168	0	7			
	Victorville	ND	ND	ND	532	2	49			
	Barstow	ND	ND	ND	470	9	67			
	Trona	ND	ND	ND	ND	ND	ND			
	Needles	ND	ND	ND	ND	ND	ND			

(k)/(l) State Standards, respectively: (k) 24-hour ≥ 4 PPHM and/or (l) 1-hour ≥ 50 PPHM.

m) Standard: Visibility should be 10 miles or greater on days when relative humidity is less than 70%.

n) Only week days' data are accumulated.

IN Insufficient data available.

ND No data, pollutant not measured.

(More - Over)

Department of Water and Power



the City of Los Angeles

TOM BRADLEY
Mayor

Commission
JOHN L. MALONEY, *President*
SARA C. STIVELMAN, *Vice President*
RICARDO R. GUTIERREZ
PATRICIA C. NAGLE
HERBERT C. WARD
JUDITH K. DAVISON, *Secretary*

LOUIS H. WINNARD, *General Manager and Chief Engineer*
CARL M. TAMAKI, *Assistant General Manager and Chief Engineer*
PAUL H. LANE, *Chief Engineer of Water Works and Assistant Manager*
JAMES L. MULLOY, *Chief Electrical Engineer and Assistant Manager*
WILLIAM D. SACHAU, *Chief Financial Officer*

June 16, 1978

Mr. Lloyd D. Paulsen, Division Engineer
Coordinating Division
Room 807, City Hall
Los Angeles, California 90012

Dear Mr. Paulsen:

Draft EIR-Central Library
Renovation and Expansion

This is in reply to your May 18, 1978 letter, requesting comments on the draft EIR for the proposed library project.

The existing Water System facilities are adequate to meet the increased domestic and normal fire protection demands of the proposed project.

Although the project by itself does not require expansion of the existing water distribution system, the cumulative impact of the increases by this and other projects in the region may necessitate expansion of our facilities. Therefore, we suggest that water saving devices and techniques be incorporated in the design of the project to lessen the water requirements and minimize any negative environmental impacts.

If there are any questions, please contact the Distribution Systems Design Section at 481-6087.

Sincerely,

L. LUND
Engineer of Design

Comments on the Draft Environmental Impact Report received from the following persons or organizations mention items to which some response is necessary. Responses to each comment are provided on the pages indicated.

<u>Comment No.</u>	<u>Person/Organization</u>	<u>Comment Page</u>	<u>Response Page</u>
7	Society for California Archaeology	D-12	D-13
8	City of Los Angeles, Department of Building and Safety	D-14	D-15
9	Betty J. Reddin, President, Board of Library Commissioners, City of Los Angeles	D-16	D-19
10	Ralph Jackson/John D. Morrissey	D-20	D-23
11	League of Women Voters	D-26	D-27
12	Library Study Team, Southern California Chapter of the American Institute of Architects	D-28	D-38
13	Comments presented at Public Hearing June 15, 1978 Joseph Amestoy, A.I.A. Margaret McFarland Margaret Bach Louise Nelson	D-41	D-48
14	City of Los Angeles, Community Redevelopment Agency	D-51	D-52
15	Raymond Girvigian, F.A.I.A.	D-53	D-59



SOCIETY for CALIFORNIA ARCHAEOLOGY

MAY 30 REC'D *cas*
17048 Sunburst
Northridge, CA 91325
May 24, 1978

Officers 1977-78

Joseph C. Winter
President
Anthropology Department
San Jose State University
San Jose, CA 95192

Paul G. Chace
President-Elect
Paul G. Chace & Associates
1823 Kenora Drive
Escondido, CA 92027

Robert L. Edwards
Past-President
Anthropology Department
Cabrillo College
6500 Soquel Avenue
Aptos, CA 95003

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Northern Vice-President
Anthropology Department
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Rohnert Park, CA 94928

Michael A. Glassow
Southern Vice-President
Anthropology Department
University of California
Santa Barbara, CA 93106

Nancy Peterson Walter
Secretary
Archeology/Life Sciences
Los Angeles County Museum
of Natural History
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Los Angeles, CA 90007

Jane Gothold
Treasurer
Pacific Coast Archaeological
Society
10121 Pounds Avenue
Whittier, CA 91325

Susan C. Wright
Business Office Manager
Anthropology Department
California State University
Fullerton, CA 92634

Marcia V. V. Wire
Newsletter Editor
Anthropology Department
San Jose State University
San Jose, CA 95192

Mr. Lloyd Paulsen
Division Engineer
Coordinating Division
Room 807 City Hall
200 North Spring St.
Los Angeles, CA 90012

Dear Mr. Paulsen;

RE: EIR W.O. 95934 Central Library Renovation and Expansion

The working in the draft environmental impact report on page 108 is preferable to that on page 11 of the executive summary in that page 108 points out that there may be an unforeseen occurrence of archaeological material. Your executive summary gives the impression that this is not the case.

Thank you for sending the report for peer review.

Sincerely;

Nancy Peterson Walter,
Coordinator of District 07
Society for California Archaeology

RESPONSE TO SOCIETY FOR CALIFORNIA ARCHAEOLOGY

The executive summary is intended to briefly summarize the discussion in the Draft EIR; space limitations do not permit full discussion of each impact category. It is recognized that there is always a possibility of an unforeseen discovery of archaeological material on any project, and the project specifications provide for this possibility.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCEJUN 1 REC'D CMS *llw*

Date: May 25, 1978

To: LLOYD D. PAULSEN, Division Engineer
Bureau of Engineering
Room 807, City Hall

From: JACK M. FRATT *Jmf* General Manager
Department of Building and Safety, Room 411, City Hall

Subject: REVIEW OF ENVIRONMENTAL IMPACT REPORT
FOR CENTRAL LIBRARY RENOVATION AND EXPENSE

This Department wishes to supplement the comments submitted on November 7, 1977, on the preliminary draft with the following comments on the draft EIR presented at this time:

1. Since the library will remain in operation during the construction phase, it will be necessary to provide on- or off-site parking spaces for those being removed and sufficient in number to satisfy the requirements of Municipal Code Section 12.21A4(i)2 and as required by Section 12.21A4(m). This interim impact is not found to be clearly included.
2. There is interest in some council offices at this time to consider an ordinance that will include the excavated materials from a building basement excavation in the application of the Import-Export ordinance in Section 91.3002(f) L.A.M.C. Should this occur, a supplemental environmental assessment of the excavating and hauling operations will be required. (This comment is intended for information only at this time.)

There are no further comments to submit regarding environmental areas in which this Department has special expertise.

RF:sb

The portions of the Municipal Code cited refer to parking requirements as follows:

Section 12.21 A4(i)(2)

- (i) (Amended by Ord. No. 137,036, Eff. 9/22/68.)-Exception-Downtown Business District. Notwithstanding any other provisions of this Section to the contrary, within that area hereinafter described, the off-street automobile parking spaces required in connection with the following buildings, structures or uses shall be located on the same lot or not more than 1,500 feet therefrom and said spaces shall be provided in the following ratio:

- ...
- (2) For hospitals, philanthropic institutions, governmental office buildings and similar uses, at least one parking space for each 1,000 square feet of floor area;

Section 12.21 A4(m)

- (m) Amended by Ord. No. 138,685, Eff. 7/10/69.) For Existing Buildings. Off-street automobile parking space being maintained in connection with any existing main building or structure shall be maintained so long as said main building or structure remains, unless an equivalent substitute number of such spaces are provided and thereafter maintained conforming to the requirements of this paragraph; provided, however, that this regulation shall not require the maintenance of more automobile parking space than is required herein for a new building or structure identical to said existing building or structure, nor the maintenance of such space for any type of main building or structure other than those specified herein. Further provided, however, that if a building or structure constructed after the effective date of this ordinance is of insufficient floor area at the time of its construction to be required to provide parking spaces by the requirements of this section, but is subsequently increased in floor area in such manner that it would be subject to said requirements, parking spaces shall then be provided on the basis of the total resulting floor area.

Impacts relating to the existing parking facility during the construction phase are discussed on pages 58-60 of the Draft EIR. Specific arrangements for the replacement of staff parking are unknown at this time; thus the text states (page 60): "During the design phase, appropriate mitigation measures for construction impacts will be developed". This would include compliance with the Los Angeles Municipal Code.

CITY OF LOS ANGELES
CALIFORNIA

COMMISSIONERS

MRS. ROSEMARY HOLLOMAN
JUDY CAROLE KUHN
ANN R. LANE
BETTY J. REDDIN
PIETRO VITALE

SUSIE D. FRIERSON
SECRETARY



TOM BRADLEY
MAYOR

PUBLIC LIBRARY
LOS ANGELES
630 WEST FIFTH STREET
LOS ANGELES 90071
626-7555

WYMAN H. JONES
CITY LIBRARIAN
LINDA M. WOOD
ASSISTANT CITY LIBRARIAN

June 14, 1978

Mr. Lloyd D. Paulsen
Division Engineer
Bureau of Engineering
Room 807, City Hall
Los Angeles, CA 90012

Dear Mr. Paulsen:

In addressing questions relating to the design of the Central Library building, the EIR discusses a number of on-site alternates to the Luckman concept, which is designated as the City's Proposed Project. On-site alternates are all of the proposals which envisage the use of the present building as part of an expanded and renovated structure, even where it is suggested that all or part of this expansion take place on an adjacent site.

It should be made clear that the Library-Department has accepted and supported the Proposed Project solely because of a desire to respect the wishes of the many citizens who want to preserve the present building for its artistic and architectural features. The overriding value that library operations and services to the public could be far more effectively maintained in a completely new building has, however, never been denied. The Proposed Project therefore represents a compromise on the part of the Library which sacrifices many operational advantages in the name of historic preservation.

The Library Department, charged with the task of providing the best possible library service to the residents of Los Angeles, cannot accept limitations on functional efficiency which go beyond those implicit in the Proposed Project. It must be emphasized that the Luckman concept is not a starting point for further modification, but the limit of the compromises the Library can make to accommodate the desire for preservation. Additional design changes which would lead to

D-16

June 14, 1978

greater compartmentalization of space, difficult and confusing traffic patterns, or rigid divisions of services and collections, cannot be accepted.

The Proposed Project involves major sacrifices in terms of space and design. It is hoped that the Library's already demonstrated willingness to adapt its concerns to the desires of those who emphasize historical values will be reciprocated.

In discussing the design of the Proposed Project, the EIR makes considerable mention of the possible loss of landscaping now in existence. It is a matter of opinion whether the open space provided under the Proposed Project would be more or less desirable than that now found on the site, and it is easily possible that the total landscaped area would be more attractive, and perhaps larger, than is now the case. What is not stated is that the present layout has long presented a danger to public security, lending itself to criminal incidents which range from purse snatchings and muggings to murder. For these reasons, most of the plantings on the south of the building have had to be removed.

The EIR, in commenting upon the parking provisions of the Proposed Project, implies that the number of spaces planned may not be adequate for public and staff. The Library emphasizes that its primary concern is in providing parking facilities for library users, for whom none are now available. Since surveys seem to show that the average length of patrons stay in the building is relatively limited, 300 spaces appear sufficient under most conditions, if a system of insuring first priority for library users is devised. This is not to say that staff parking is not an important consideration as well, but the amount available will almost double under the Proposed Project. That will take care of the large majority of those employees who must drive to work, and considerably reduce waiting time for those to whom space cannot be immediately allotted. This Department does not feel that it must guarantee a parking space to Central Library staff members as soon as they are employed.

Several of the alternates discussed propose the splitting of Central Library services and collections between two buildings, one of them off-site. This is also addressed by Dr. Donald C. Davidson, of Santa Barbara, one of the consultants who supplied input to the EIR. Dr. Davidson also mentions greater possibilities for possible future expansion if a new structure were to be used to furnish most of the additional space needed by the Central Library. Despite this possibility, the Library Department vigorously opposes a plan which calls

Lloyd D. Paulsen

-3-

June 14, 1978

for the division of Library facilities into separate buildings. Whatever division of services were devised - whether by subject, level of material, or function - would lead to major confusion and delay to the library user, and result in an organizational nightmare. Costly and otherwise unnecessary duplication of materials and services would result, and uneconomic staffing requirements would proliferate.

Sincerely yours,



Betty G. Reddin, President
Board of Library Commissioners

BJR:jb

1

RESPONSE TO BETTY J. REDDIN
PRESIDENT, BOARD OF LIBRARY COMMISSIONERS

Security problems at the present site, and the pruning of plantings to enhance security are discussed in Section III B1c(1) (pages 41-44), Attachment 9, and Section III B7b(1) (pages 91-92).

The impacts of the reduction in the number of proposed parking spaces from 1000 to 600 are discussed in Section III B3b(1) (pages 58-60). The reduced amount of space conforms to Building Code requirements, and appears to be predicated on providing space for patrons (300 spaces) and 350 staff members requiring 300 spaces.¹ Three factors suggest that the space may be inadequate and further study is needed:

- (1) Increases in the number of employees at the Central Library
- (2) Projected 50 percent increase in patronage
- (3) The use of the facility by persons not using the Central Library. There is no system known for insuring first priority for library users, particularly if rates are substantially lower than surrounding structures.

The Draft EIR suggests that these factors should be analyzed during the preliminary planning stage.

¹CLA (1977a), p. 12.

Marketing, Public Relations & Advertising

June 16, 1978

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
Room 807, City Hall
200 North Spring Street
Los Angeles CA 90012

Dear Mr. Paulsen:

John Morrissey and I appreciate the opportunity of reviewing the Central Library draft EIR. While we attended the meeting last night it did not seem appropriate to have everyone stay longer to present some of our comments so I am doing so in this letter.

We think that your staff has done a very thorough job on the EIR and are to be commended for their efforts. We feel that the close perusal of the document clearly points out our original comments that the proposed project would destroy the old building and create a lousy library.

We would like to raise a few specific points:

1-The EIR is very confusing on some points, notably the preference selection table. After talking with one of the judges I realize that they were given city criteria tailored to the renovation-expansion and thus the new library schemes could not ever achieve a very high point total. This seems to us to void the preference table.

2-Page A-3 of the EIR refers to technical reports available for study. The include the economic data and since this was one of the primary considerations of the city council in pursuing the renovation-expansion program it deserves attention.

Charles Luckman Associates and the CAO's office had consistently promised the true project cost to be \$30.6 million. We and others had questioned this figure and had indicated it should be nearly double the amount but at every meeting CLA and the CAO confirmed their \$30-million amount.

The current city document shows the proposed project to cost nearly \$47 million - set back to December 1977 costs and omitting some obvious cost additions. When you take the escalating cost factor that conforms to the EIR's schedule of starting work in mid-1980 this would bring the project cost to \$58 plus millions. We are using the cost escalation figures supplied us by Turner Construction Company which indicate 24% escalation is required for the period.

Thus the city's own figures now show the proposed project to be double the amount CLA continuously assured the city it would cost.

Lloyd Paulsen - page 2

We can positively assure the city - and will do so in writing - that the city could purchase the site from Standard of Indiana, build a new central library and the parking for considerably less than the renovation-expansion costs.

The cost figures given by the city on our own retail center/library proposal have been completely distorted. As evidence we cite the use of the 433, 000 square foot library as against CLA's 300, 000 square foot building, the arbitrary use of \$85 per square foot because we would "incorporate more architectural features," and many other costs not substantiated.

We will confirm our original cost figures to the city council in writing, updating them to mid-1980. It seems to have been overlooked but our original figures were escalated to December 1978.

Mr. Warren Hollier ordered an independent cost study by Wood and Tower which we have been unable to obtain but which should give some credence to the entire cost subject which is central to the feasibility of any library concept.

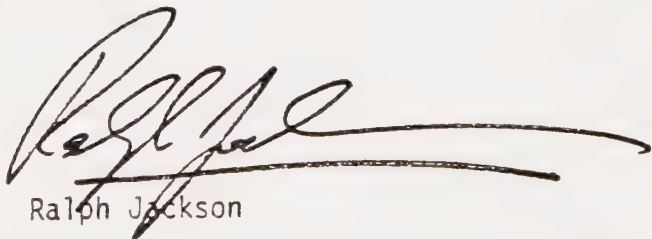
Since the passage of proposition 13 we are of course aware of the city's money problems and difficulties in contemplating any capital expenditures. We are therefore offering to work with the city in developing other financial vehicles which might make the library project possible.

We have also been able to develop some concepts for the use of the existing building at a minimum expenditure of money by the city and there are entities within the city which would assist in realizing this goal.

The new central library project is of great urgency, whatever the pressures generated by proposition 13, and we are firmly convinced that the project is feasible if the city recognizes that the renovation-expansion is not a viable solution and is willing to consider the merits of our concepts in detail. -

John and I are available for any comments or discussions on this project at any time.

Sincerely,



Ralph Jackson

RJ/kam

CITY OF LOS ANGELES
CENTRAL LIBRARY RENOVATION AND EXPANSION
HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT
JUNE 15, 1978

The purpose of this hearing is to inform the citizens of Los Angeles area of the proposed Central Library project and to provide a forum for input from concerned citizens and agencies regarding the environmental issues addressed in the draft environmental report. Please use the space provided below to outline your pertinent points. Thank you for your participation.

1. THE LUCKMAN COSTS ARE SUBSTANTIALLY UNDERSTATED. THE ACTUAL COSTS WILL BE CLOSER TO \$60 MILLION THAN THE \$30 MILLION SHOWN. THE CITY'S OWN ~~COST ESTIMATES~~ ^{COST ESTIMATES} BY WOOD & TOWERS WILL REFLECT THIS.
2. THE PROPOSED REHABILITATION + EXPANSION WILL RESULT IN A DEERDFUL SOLUTION.
3. PARKING COSTS IN THE AREA OF THE EXISTING LIBRARY ARE THE HIGHEST IN THE CITY. THIS CAN HARDLY ENCOURAGE PATRONAGE.
4. A SOLUTION IS AVAILABLE AT A MUCH LOWER COST

Please provide the following information:

Name: JOHN D. MORRISSEY
Street: 10960 WILSHIRE BLVD
City: LOS ANGELES CALIF 90024.
Occupation: REAL ESTATE CONSULTANT & DEVELOPER
Organization Represented: MYSELF

RESPONSE TO RALPH JACKSON / JOHN D. MORRISSEY

MATRIX EVALUATION

The matrix evaluation scheme was developed to serve a three-fold function. The primary purpose of the matrix was to provide decisionmakers and the public with a method for comparing the numerous on-site alternative project concepts in a manner which addressed the potential direct impacts of these alternative concepts upon the cultural resource values of the existing structure, while rating these alternative concepts on the basis of how well they met minimum functional requirements. The second purpose of the matrix was to provide a means of comparison between the off-site alternative concepts and the on-site concepts as they might achieve the minimum functional requirements. The third purpose of the matrix was to provide a rational, quantitative basis for assessing the potential indirect impacts of the off-site alternative project concepts and to facilitate an overall comparison of the alternative concepts with respect to the degree to which these concepts would impact the cultural resource values of the existing structure, while responding to the minimum functional requirements.

The Lead City Agency feels that the matrix, as developed, achieves the first two purposes as described above and to a somewhat lesser extent addresses the third purpose of the evaluation. The Lead City Agency realizes the degree of ambiguity which is created by the overall evaluation. This ambiguity stems from the uncertainty of the indirect impacts upon the existing library should the City elect to implement one of the off-site alternative concepts. (These impacts could range from disposal of the library, to partially fund the new building, to preservation and adaptive reuse). Cases can be made for reweighting the Relative Importance Values to compensate for the inequity in the total points possible for the cultural resource ratings between the on-site and the off-site alternatives. However, each approach would still suffer from the same basic problem in that no readily identifiable means exists to compare the impacts of the off-site and on-site alternative concepts upon the cultural resource values of the existing structure in which the comparison is based upon an irrefutably common ground. In view of this situation, the matrix evaluation in the EIR, while not the only means of evaluation, is a justifiable means for comparing the numerous on-site and off-site alternative concepts as they would potentially impact the cultural resource values of the existing structure and the public service function performed by that library.

ECONOMIC DATA

The economic data for the proposed project and alternatives is discussed in a report prepared by the project staff.¹

The available information indicates that the original CLA estimate of \$30.6 million was based on January, 1977 prices. No allowance for cost escalation between that time and the time of project construction is indicated in various City documents referring to this cost.²

The cost data compiled by the Bureau of Engineering indicates a cost for the proposed project of \$46.8 million, based on December, 1977 costs. Costs for the Jackson/Morrissey alternative are indicated at \$70.2 and \$54.7 million, for the two cases of retaining and disposing of the existing site, respectively. It should be noted that costs for on-site alternates and off-site alternates involving retention of the existing site cannot be directly compared, since the costs for on-site alternatives provide for one building of 295,000 NSF whereas the costs for off-site alternates involve two buildings totaling 458,000 NSF (consisting of a 295,000 NSF new building, and the present building, with 163,000 NSF). The amount of gross square feet required is approximately 50 percent higher than the net square feet shown.

The project costs are based largely on data provided by the Bureau of Public Buildings, based on December, 1977 costs. Several likely types of additional costs are indicated, including cost escalation due to scheduling of work over a period of years in the future, delays, cost overruns, and financing costs.

The report indicates that the extent of these cost additions is unknown, but for a hypothetical case assuming project completion in September, 1983, with no delays or cost overruns, and an annual cost escalation rate of 9 percent, costs would escalate about \$20.8 million. This results in a project cost of \$67.6 million, excluding financing costs. Note that the true project cost could be significantly higher if delays or cost overruns occur.

¹Engr. (1978a) - See Reference Volume, Section 6.

²Engr. (1978a), p. 1, footnote 3.

All of the estimates are considered Class C (the lowest degree of precision) since they were prepared for typical architectural designs in the absence of specific plans. The actual building cost for each of the off-site alternates could vary significantly from the \$85/GSF unit cost indicated. Two factors which could result in lower unit costs are (1) a reduction in the amount of gross space required, if an efficient design results in a ratio of net square feet to gross square feet greater than two-thirds, and (2) an architectural design which emphasizes economy and efficiency and minimizes unnecessary costs.

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June 16, 1978

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
Room 807, City Hall
Los Angeles, CA.90012

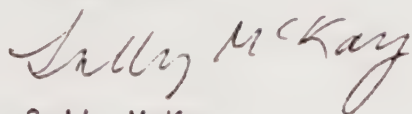
Dear Mr. Paulsen:

Thank you for sending the Draft EIR for the Central Public Library project. The League of Women Voters of Los Angeles studied the Library Department in 1975. At that time our members agreed that the LAPL should have a centralized collection and we concurred with earlier studies that the present building, while of value in itself, is quite inadequate. Later we agreed that we could support expansion and renovation of the present building if a new facility was out of the question.

We would really prefer to see a new building constructed. However the proposed plan meets our criteria (as do most of the alternates). Alternate 6a offers the very attractive possibility of expanding to meet unforeseen needs. I have noted the Library Department's objections to 6a, and I wonder how long the proposed tunnel or overpass is. Perhaps the administration could find a way to make this acceptable to the public.

The least attractive alternative is to do nothing.

Sincerely,



Sally McKay

SMCK/nl

RESPONSE TO LEAGUE OF WOMEN VOTERS

In connection with Alternate 6a, a connection between the present structure and the off-site facility would be required. The length would be approximately 170 feet, as shown schematically on Attachment 12a, Sheets 1-2.

June 19, 1978

TO: Donald C. Tillman, City Engineer
Department of Public Works
Bureau of Engineering
City Hall
Los Angeles, CA 90012

FROM: Library Study Team
Southern California Chapter
American Institute of Architects
304 S. Broadway
Los Angeles, CA 90013

RE: Comments on the Draft Environmental Impact Report
on the Central Library Renovation and Expansion

PREFACE

Definition of an Environmental Impact Report:

The Office of the Secretary for Resources of the State of California defines an EIR as "an informational document which. . . will inform public decision-makers and the general public of the environmental effects of projects they propose to carry out or approve. The EIR process is intended to enable public agencies to evaluate a project to determine whether it may have a significant effect on the environment, to examine and institute methods of reducing adverse impacts, and to consider alternatives to the project as proposed. . . . An EIR may not be used as an instrument to rationalize approval of a project. . . ." (emphasis added)

The Existing Environment:

The environment of the Central Library includes that of the Metropolitan Area, the Central City, the immediate neighborhood of the site, the site itself, and the exterior and interior of the Central Library building.

The Central Library is important to the environment of the Metropolitan Area and to the Central City as a cultural resource and as a memorable and significant Historic-Cultural Monument.

It is important to the Central City and to the immediate neighborhood as a quiet, serene landscaped open space that helps ameliorate the congestion of the surrounding area. Two adjacent Historic-Cultural Monuments -- the California Club and the Biltmore Hotel -- enjoy this park-like setting.

The building itself is a strong architectural statement enriched inside and out with culturally significant symbols and meaningful allegorical sculpture. Designed by renowned American architect Bertram G. Goodhue, in collaboration with sculptor Lee Lawrie, artist-painters Julian Garnsey, Dean Cornwell, A.W. Parson and Albert Herter, and poet-philosopher Dr. Hartley Burr Alexander, the Los Angeles Central Library integrates architecture, art, siting and landscaping into a magnificent and meaningful whole. It is Los Angeles' finest and most noteworthy public building.

The Project Concept:

The concept of on-site renovation and expansion was advanced by the City at a time when a tax-increment financing mechanism for the project was thought to be available. It is important to recognize that the EIR presently under discussion was prepared with this assumption of a certain level of funding.

With the passage of Proposition 13, which effectively eliminates (or severely restricts) the use of tax-increment financing for major public projects such as the Central Library renovation/expansion, it may well become necessary to consider project alternatives which are less costly than the original project concept.

GENERAL REMARKS

The functional, or programming, criteria utilized in the EIR were first advanced in a report that is over ten years old and may well not reflect the state of the art today. Furthermore, these criteria were developed with the assumption that a new central library facility would be built. On the basis of these criteria, off-site alternatives are rejected by the EIR -- even though such approaches have proven successful in other cities, including New York City.

The EIR then analyzes the functional advantages of a fully worked-out scheme, the so-called "Proposed Project." It compares this with schemes that have obvious environmental advantages but in which functions have not been -- but could be -- worked out, such as Alternative 2 (all underground expansion), Alternative 3 (two-story east addition), and Alternative 1c (off-site expansion, of which 6a and 6b are specific variations). Then the EIR places high values on functional items, most of which should be taken for granted and could be worked out in almost any plan.

Thus it appears that the EIR is an instrument to rationalize approval of the "Proposed Project," an improper use of an EIR. Furthermore, in elevating function, rather than environment, to a primary position in evaluating the various alternatives, the EIR may not be adequate according to the provisions of CEQA.

The "Proposed Project" is actually a sketch solution to show the feasibility of expanding the existing library on the existing site, a concept which the Study Team endorses. This goal can be attained, however, without the disastrous environmental disadvantages of the "Proposed Project" pointed out by the EIR and supposedly balanced by non-environmental considerations.

SPECIFIC COMMENTS (parenthetical numbers refer to Appendix items)

The EIR quotes the design approach of the "Proposed Project" laudibly that is, to preserve maximum green or "open space," to respect the integrity of the building and to preserve its interior beauty while locating expansion for maximum efficiency and functional operation. (However, the description of the "Proposed Project" in the EIR reveals that it does nothing of the kind. (2)

For example:

-- Sixty percent of the site is said to be "open" if not green, but this open aspect is largely available only to viewers from tall buildings. The pedestrian on Flower Street would be confronted with a veritable Chinese Wall, not green or open space. (2)

-- New construction would obscure the entire east and west first floor exterior features. The features most important to nearby viewers of the Library would be obliterated. (2)

-- The integrity of the building would be destroyed by demolition of the precious Children's Wing. (2)

-- The most obvious interior vandalism would be the escalator well proposed to be cut under the magnificent rotunda, an alteration which would destroy the integrity of this most important interior space. (2)

-- The EIR omits a discussion of other negative interior impacts, most significantly, the proposed destruction of the great decorated reading halls at four corner rooms of the two main floors of the library. These rooms are proposed to be replaced by toilets and other small utilitarian functions which could and should be accommodated elsewhere. (2)

The EIR lists twelve "Cultural Resource Preservation Objectives" in summary form (3). They are:

The existing structure should continue to function as a library

The view of the building shall be preserved from the adjoining streets

The resulting structure shall have its masses balanced

The children's court and the east wing shall be preserved

The site shall retain its present characteristics

permitting public use for recreational and library purposes

The scale of the addition shall not dominate the existing historical structure

The west entrance shall be restored as the main entrance to the Library

The west gardens shall be restored to conform to the original design

The east lawn and formal gardens shall be preserved

The ornamentation on the exterior of the building shall be retained

The west pool shall be restored

The existing floor plan shall be retained

The "Proposed Project" fails to satisfy eight of these objectives. Alternative 2 satisfies at least ten of them, and possibly all twelve. Alternative 3 satisfies at least seven. Alternative 1c (and 6a and 6b) satisfies all twelve of the cultural objectives.

The effect of the "Proposed Project" on the environment inside and out should be described as disastrous. Nevertheless, the concept

approved by the City Council -- that of preserving the existing building and expanding it on-site -- is sound and can be accomplished with much less destructive effects on the environment. The best features of the building can be retained while attaining the City Council's objective. The "Proposed Project" destroys or obscures these features.

For instance, Alternative 2 would restore the existing building and site to conditions as close as possible to the original design and would build all expansion underground. It is estimated in the report to cost only four-tenths of a percent more than the "Proposed Project" and to require two percent more personnel to operate. Some of the Library Department's non-environmental objections to this alternative might be overcome by the architect. Alternative 2 is an example of an environmentally sensitive scheme.

One example of a mistake in calculation that may mislead those appraising alternatives occurs in the EIR's discussion of Alternative 3, the two-story east wing addition. The area proposed per floor is 33,075 sq. ft., which could be accommodated in a structure south of the north wall of the east wing, leaving the Grand-Fifth Street corner open. Instead, the EIR shows the addition occupying the entire east site, obscuring the north front of the east wing and the interesting north-east face of the Library. This alternative is also an environmentally sensitive scheme compared to the "Proposed Project."

The reduction of on-site space requirements -- for library operations as well as for parking -- may well provide the key to the successful achievement of an environmentally sensitive scheme. Several of these space-reducing alternatives should be acknowledged by the EIR. They include, for example:

- The introduction of a mechanical, computerized book storage and retrieval system in the existing stack areas which might reduce space needs substantially.

- A carefully-designed system of warehousing books as is done in other major library systems in the United States, including Chicago.

- The impact on parking requirements by the Downtown People Mover which could substantially reduce on-site and immediate off-site parking needs.

From an environmental and preservation standpoint, the most misleading element in the EIR is the well-meaning and painstaking attempt to evaluate alternatives by assigning numerical values to their response to certain objectives. It should be kept in mind that the purpose of an EIR is "to inform decision makers and the public of the environmental effects of the projects." The objectives listed in this EIR, however, list ten environmental, or "form", concerns, and ten functional objectives, most of which are irrelevant to the environment and should be assumed in the development of any rational plan. (4) The City Engineer assigns values of 80% to the "functional" category, one of the consultants

splits his values 50%-50%, and one, in protest, assigns 20% to the "functional" objectives. (5) The EIR responds by tabulating three numerical evaluations of each alternative 80%-20%, 50%-50%, and 20%-80%.

Shouldn't it be assumed that the architect selected will make the library collections accessible to the public, keep the library open during construction, make the library and parking safe and secure, provide parking for users and provide pedestrian access for users? Hasn't the City Council decided that library services shall be retained at the present site where public transportation is available for users? Yet the City Engineer assigns as value of 58% to meeting these functional objectives!

For what it's worth, the City Engineer's 80%-20% functional evaluation ranks the "Proposed Project" first, the underground scheme (Alternative 2) second, the the two-story east wing scheme (Alternative 3) third. The 50%-50% and the 20%-80% environmental emphasis evaluations both rank the underground scheme (Alternative 2) first and the so-called "unfeasible" off-site scheme (Alternatives 1c, 6a and 6b) second.

SUMMARY

The EIR is a comprehensive document containing a great deal of information in addition to the environmental effects of renovating and expanding the Central Library on its present site.

The EIR contains information which demonstrates that the environmentally sensitive alternatives for Central Library expansion/renovation are:

- All underground expansion (Alternative 2)
- Off-site expansion (Alternative 1c, 6a and 6b)
- Two-story east wing addition (Alternative 3)

We are confident that when an architect is appointed for the project, he can satisfy the functional as well as the environmental considerations involved in the project. It is vitally important that the City Council make it clear that in accepting or adopting the EIR, the Council is not approving the "Proposed Project" or any specific plan. But at the same time, the Council must specify guidelines and priorities for the architect to follow in carrying out the project plan. These guidelines are contained in the forthcoming report of the SCC/AIA Library Study Team entitled "Guidelines for Preservation, Restoration and Alterations to the Central Library of Los Angeles." This report should be so specified by name in any forthcoming Council directive.

APPENDIX

(1) Section I.B.3 Design Approach (page 5)

"To preserve the maximum amount of green or 'open space' around the building.

"To respect the integrity of the present Library building.

"To preserve the interior beauty of the present building.

"To locate the new expansion space for maximum efficiency and functional operation."

(2) Section III.B.2.C.(1) (b) Environmental Impact (of the "Proposed Project") (p. 49)

"Much of the interior of the Library will be altered. The east wing will be completely removed. . ."

"Further, much of the view of the original east and west exterior facades will be altered with the construction of the new expansion. Large portions of these facades above the proposed decks will be obscured by the new construction from view by people driving or walking at a street level. . ."

Section III.B.8.C. Significant Environmental Impacts

(1) (b) (ii) East Facade (p. 110)

". . .A pedestrian at the southeast corner of the site would not see the central portion of the Library . . . Physically the new building will be attached to the existing building thereby destroying the fenestration of the first floor. Because the roof of the new building is planned at the level of the second floor, the second floor balconies must be removed. . .While the roof of the building is indicated as being landscaped, the passerby will not be able to enjoy it visually except at a distance."

(1) (b) (iii) East Wing (p. 111)

"The proposed project will demolish the two-story wing on the east side of the existing building as well as remove all exterior ornamentation to the level of the second floor . . .The wing also contains many art objects which will be displaced by the demolition. . .The art objects which will be affected include, but are not limited to: 1) those within the Children's Room with its elaborate wall paintings, the decorated beamed ceiling, and the Model Library, . .2) the court with its eight bas reliefs depicting scenes from children's classics; the Lotus Shaft Fountain in the center of the courtyard, and its decorated tile tree wells; 3) the exterior of the wing with its two entry doors, one leading to the second story, its mottoed lintel flanked by bas reliefs; its Children's Door with its elaborate decorations, and wrought iron balconies.

(1) (b) (iv) South Facade (p. 113)

". . .The proposed project will alter this visual sweep by altering the retaining wall to provide a loading dock at the basement level and extending the balcony at the first floor to form the roof for the loading dock. Stairs will be provided

to this level from Hope Street. The entire terrace area will be involved."

(1) (b) (v) West Facade (p. 114)

". . .As with the east facade, the western facade will be impacted both physically and visually by the interposition of the stepped two-story building of the proposed project. The cross section suggests that along Flower Street the lower story of the building will be almost entirely above ground. The rendering reinforces this impression. While areas above the lower floor will be landscaped, the passerby will not see them at eye level along most of the frontage."

(1) (b) (vii) Interior of Structure (p. 115)

". . .Also it proposes to cut through the second and first floors in the rotunda area and to suspend sets of escalators running from the basement to the second floor."

"The alterations to convert the interior to open space will have greater impacts to the interior structure. . . The proposed removal of partitions could seriously impact the decorated ceilings in various rooms of the building. The walls delimiting them will be gone and they will appear as patchwork."

Section V.A.1. Long-Term Impacts (p. 133)

". . .The project will have a negative long-term impact in that the proposed project will demolish portions of a historical monument of architectural significance. The entire east wing of the existing structure will be removed as will be the lawn and open space area forming the easterly and westerly portions of the Central Library property. Interior spaces will be significantly altered.

"The proposed project necessitates the removal and relocation of various works of art, thus altering their original intent and effect. This includes valuable and unique works of art in the Children's Room and Courtyard. The original building's architectural theme will be substantially altered. Some facades of the original building will be eliminated and the view of portions of the original facades scheduled to remain will be obstructed from nearby streets and sidewalks. These effects are viewed as significant by the Municipal Arts Commission and Cultural Heritage Board."

(3) Section I.B.5 Cultural Resource Preservation Objectives (p. 8)

"Numerous ideal objectives have been identified by various sources with respect to the cultural resources, as more fully described in Section VI.F. . ."

(4) Section VI.F. Matrix Analysis of Alternatives
Table VI.F.2 Statement of Objectives (p. 319-320)

TABLE VI F 1
STATEMENT OF OBJECTIVES

FUNCTION

OBJECTIVE:

- | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------|
| 0 ₁ -1 | The interior spaces of the library should provide for maximum flexibility of use |
| 0 ₁ -2 | The library collections shall be accessible to the public to the maximum extent possible |
| 0 ₁ -3 | The library shall continue to function during the construction and remodelling |
| 0 ₁ -4 | The library personnel and its users shall be provided with library and parking facilities which are safe and secure. |
| 0 ₁ -5 | Parking shall be provided for users and staff |
| 0 ₁ -6 | Materials for the library should be transported horizontally rather than vertically |
| 0 ₁ -7 | Pedestrian access shall be provided for the users |
| 0 ₁ -8 | Public transportation shall be available for the users |
| 0 ₁ -9 | The library services shall be retained on the present site |
| 0 ₁ -10 | Exterior light sources shall be maintained |

FORM

- | | |
|---------------------|------------------------------------------------------------------------|
| 0 ₂ -1 | The existing structure should continue to function as a library |
| 0 ₂ -2 | The view of the building shall be preserved from the adjoining streets |
| 0 ₂ -2-1 | View of the west facade |
| 0 ₂ -2-2 | View of the north facade |
| 0 ₂ -2-3 | View of the east facade |
| 0 ₂ -2-4 | View of the south facade |

OBJECTIVE:

- 0₂₋₃ The resulting structure shall have its masses balanced
- 0₂₋₄ The children's court and the east wing shall be preserved
- 0₂₋₅ The site shall retain its present characteristics permitting public use for recreation and library purposes
- 0₂₋₆ The scale of the addition shall not dominate the existing historical structure
- 0₂₋₇ The west entrance shall be restored as the main entrance to the library
- 0₂₋₈ The west gardens shall be restored to conform to the original design
- 0₂₋₉ The east lawn and formal gardens shall be preserved
- 0₂₋₁₀ The ornamentation on the exterior of the building shall be retained
 - 0₂₋₁₀₋₁ West side
 - 0₂₋₁₀₋₂ South side
 - 0₂₋₁₀₋₃ East side
 - 0₂₋₁₀₋₄ North side
- 0₂₋₁₁ The west pool shall be restored
- 0₂₋₁₂ The existing floor plan shall be retained

(5) Table VI.F.2 Assignment of Relative Values (p. 321)

TABLE VI F2
ASSIGNMENT OF RELATIVE VALUES

Objectives	VALUE ASSIGNED BY					
	City Engineering Public Bldgs Library	Hoyt Galvin	Donald Davidson	Wahlquist Lawrence Richards	David Gebhard	Thomas Hines
0 ₁₋₁	14.0	18.5	20.0	14.0	2.1	0.0
0 ₁₋₂	12.0	10.7	10.0	12.0	2.5	1.0
0 ₁₋₃	12.0	6.9	10.0	12.0	1.7	5.0
0 ₁₋₄	8.0	6.7	8.0	8.0	1.3	4.0
0 ₁₋₅	8.0	15.0	8.0	8.0	3.8	0.0
0 ₁₋₆	7.0	7.2	6.0	7.0	0.8	0.0
0 ₁₋₇	7.0	5.4	6.5	7.0	5.1	0.0
0 ₁₋₈	7.0	11.0	6.5	7.0	2.5	0.0
0 ₁₋₉	4.0	3.0	4.0	4.0	8.0	5.0
0 ₁₋₁₀	1.0	1.2	1.0	1.0	2.9	5.0
0 ₂₋₁	6.6	3.0	6.6	6.6	8.5	10.0
0 ₂₋₂₋₁	1.5	0.6	1.5	1.5	2.3	2.5
0 ₂₋₂₋₂	0.4	1.5	0.6	0.4	2.2	2.5
0 ₂₋₂₋₃	0.7	0.7	0.6	0.7	2.2	2.5
0 ₂₋₂₋₄	0.2	0.2	0.1	0.2	2.2	2.5
0 ₂₋₃	2.1	2.1	2.0	2.1	4.2	0.0
0 ₂₋₄	1.9	0.9	2.0	1.9	4.6	10.0
0 ₂₋₅	1.7	1.3	1.8	1.7	7.6	0.0
0 ₂₋₆	1.5	1.5	1.4	1.5	7.2	10.0
0 ₂₋₇	1.2	1.2	1.0	1.2	5.5	5.0
0 ₂₋₈	0.7	0.1	0.8	0.7	6.4	5.0
0 ₂₋₉	0.7	0.5	0.8	0.7	5.9	5.0
0 ₂₋₁₀₋₁	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₀₋₂	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₀₋₃	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₀₋₄	0.1	0.2	0.1	0.1	1.7	2.5
0 ₂₋₁₁	0.3	0.0	0.3	0.3	3.3	5.0
0 ₂₋₁₂	0.1	0.0	0.1	0.1	0.4	10.0
TOTALS	100.0	100.0	100.0	100.0	100.0	100.0

RESPONSE TO SCC/AIA LIBRARY STUDY TEAM

The design approach objectives listed on page 5 of the Draft EIR (DEIR) are achieved by the proposed project in the opinion of the project consultant, the Luckman Partnership, Inc.¹ It is our view (as stated in the DEIR, page 5) that the degree to which the proposed project meets these objectives is subjective, and the discussion on the various alternatives indicates that some alternates would better achieve each objective.

The interior impacts are discussed in Section III B8c(1)(b)(vii) (pages 115-117). Though the text mentions the major alterations, the alterations to the corner rooms on the first and second floors are not specifically discussed. Thus the following paragraphs should be added to Section III B8c(1)(b)(vii) on page 117:

The specific configuration of additional interior partitions is not known at this time. The preliminary floor plan (Attachment 4, Sheets 4 and 5) designates areas for new restrooms, utilities and offices in each of the four corners of the main building. This affects the following reading rooms:

First Floor: Business and Economics
 Philosophy
 Foreign

Second Floor: Literature and Philology
 Social Science
 Science and Technology
 Fiction

If the final design involves the same alterations as shown on the preliminary floor plan, the architectural integrity of the rooms listed above would be adversely affected. In particular, over half of the decorated ceilings in all four of the second floor rooms would be obscured, such that the portions remaining in the new stack and reading areas would not conform to the original intent and effect. The decorated ceilings are painted on concrete and cannot be removed; furthermore the design of the ceilings is related to the room size; thus the remaining portions of the large ceilings would not be appropriate in the smaller spaces.

Mitigation measures for interior alterations are discussed in Sections III B8c(1)(c)(ii) and III B8c(1)(c)(iii) (pages 120-123). The following paragraph should be added to Section III B8c(1)(c)(iii) (page 121):

¹ CLA (1977a), p. 7

IMPACT OF PROPOSED PROJECT

METHOD OF MITIGATION

Alterations to seven reading halls, including four decorated ceilings on the second floor.

Minimize interior alterations. Locate rest-rooms and other functions requiring partitions in the new space or present stack areas, such that the need for new partitions in the reading halls would be eliminated. Retain uppermost portions of existing walls to separate original decorated ceilings from new ceilings.

Alternate 3 is defined as including an above grade expansion on the eastern portion of the site, adjacent to the east wing, with the balance of additional space underground. Several above-grade building configurations are possible. Attachment 12, Sheet 6 shows an example of an east wing expansion concept involving 33,075 net square feet (or 44,600 gross square feet) per floor. The area south of the north wall of the east wing could accommodate a gross building area of about 27,200 square feet (14,100 net square feet). The setback suggested to maintain open space at the corner of Grand Avenue and 5th Street would be feasible if additional subterranean space of 34,800 gross square feet were provided to compensate for the loss of 17,400 gross square feet per floor necessitated by the setback.

As indicated in the DEIR, page 30, changes in operational policies, including alternatives to the open stack book storage system such as automated retrieval systems or warehousing, might permit reduction in space requirements. The Library Department evaluated the feasibility of reducing space requirements², and indicated that the 295,000 NSF was the absolute minimum required, and further reduction in space or changes to other operational systems were not acceptable.

The impact of the proposed Downtown People Mover (DPM) system (described in Section III B3a(2) (page 55)) upon the parking needs of the Central Library, is unknown. If constructed, it might reduce the number of patrons from the Central Business District (CBD) area arriving by automobile, but would probably not significantly affect patrons traveling by automobile from outside the CBD to the Library.

² Library (1977e)

The confusing and possibly misleading aspects of the numerical evaluation of alternates (see Section VI F of the DEIR) have been brought to our attention by several sources. A discussion on the rationale behind the matrix analysis is presented in response to comments by Ralph Jackson/John D. Morrissey on page D-23. A non-numerical comparison of the various alternatives, prepared independently of the matrix analysis, is included in Section VI G of the DEIR. This portrays all of the major environmental impacts for each alternate, and identifies a number of alternates which may be viewed as being environmentally sensitive.

CENTRAL LIBRARY
PUBLIC HEARING

A public hearing was held at 7:30 pm on June 15, 1978, in the City Council Chambers, Room 340, City Hall, Los Angeles, CA 90012. Following a presentation by Lloyd D. Paulsen, Division Engineer, Coordinating Division, comments were presented by four persons from the audience. A transcript of the public comments follows, together with responses.

COMMENTS FROM THE PUBLIC:

Joseph Amestoy: Thank you Mr. Paulsen. I'm here representing the Southern California Chapter of the American Institute of Architects and also the AIA's Library Study Team. For those of you that do not know of our mission in this Study Team, we have been involved for a number of years with the idea of trying to preserve the existing building and help establish criteria for producing a library building that will be functional as well as a credit to the City. We will be writing a more extensive letter in response to the Environmental Impact Report (EIR) as presented and we will submit that to the proper authorities¹ and I'm here just to announce that and also to make a few comments. In general we find, when I say we, its the Library Study Team, composed of not only architects and members of the Chapter, but also a broad spectrum of citizens who have expressed interest in the Library and the new remodeling and have worked with us to evaluate what is being done. We find the EIR certainly an adequate discussion of the pros and cons and the alternatives and things like that. We generally disagree with the conclusion. We believe that there is an alternative to rebuilding the Library as defined in the report as the proposed project. And, I'm not sure I'll put this in the right terms when I evaluate it what the proposed project and what the concept is. We believe that the concept of saving the downtown central library and turning it into a good central library is possible. We do not believe that there is a conflict between those two. We also believe that it's possible to save the Library parts to a greater extent than the proposed project proposes to do. I'm going to read, if you'll bear with me, a few of the comments excerpted from our written comments that we will be submitting:

"...the office of the Secretary of Resources of the State of California defines an EIR as 'an informational document which will inform public decision makers and the general public of the environmental effects of projects they propose to carry out or approve. The EIR process is intended to enable public agencies to evaluate a project to determine whether it may have a significant effect on the environment, to examine and

¹See detailed comments from SCC/AIA Library Study Team on pages D-28 through D-37.

initiate methods of reducing adverse impacts and to consider alternatives to the project as proposed. An EIR may not be used as an instrument to rationalize approval of a project.'

"The report analyzes the functional advantages of a fully worked out scheme of the so-called proposed project. It compares this with schemes that have obvious environmental advantages, but in which functions have not, but could be, worked out such as Alternatives 2 and 3. Then it places high values on functional items, most of which should be taken for granted and could be worked out in almost any plan. Thus it appears that the EIR is an instrument to rationalize approval of the proposed project, we feel an improper use of an EIR.

"The proposed project is actually a sketch solution to show the feasibility of expanding the existing library on the existing site, a concept which the study team endorses. This goal can be attained, however, without the disastrous environmental disadvantages of the proposed project pointed out by the report and supposedly balanced by nonenvironmental considerations.

"We are confident that when an architect is appointed for the project, he can satisfy the functional as well as the environmental considerations involved in the project. It is clear that in accepting or adopting the EIR, the Council is not approving the proposed project or any specific plan."

Approval of a plan must be reserved until a library consultant and the architect appointed to design the project present the recommendation.

If that is not clear to everybody, I don't want to expand on it here, but that's central to our stand. The EIR is a necessary step along the way imposed by law to make sure that impacts are reviewed. It's not intended to be the whole architectural process. The architect, Luckman or whoever might be chosen, have not really been given an updated program, they have not been given a charge of what to do. So, the EIR in evaluating these alternatives in the proposed project should not lose sight of that. Some specific comments:

"The EIR quotes the design approach of the proposed project laudably, that is, to preserve maximum green or open space, to respect the integrity of the building and to preserve its interior beauty while locating expansion for maximum efficiency and functional operation. The description of the proposed project in the EIR reveals that it does nothing of the kind. Sixty percent of the site is said to be open if not green, but, this open aspect is largely available only to viewers from tall buildings. The pedestrian on Flower Street would be confronted with a veritable Chinese Wall."

The integrity of the building would be destroyed by demolition of the precious children's wing and by obscuring the entire east and west first floor exterior features of new construction. The features most important to nearby viewers of the Library would be obliterated. On the interior we have many reservations. In the interest of Function it is argued in the proposed plan that there must be an escalator, which vandalizes the interior, but what was not even discussed is the fact that these main reading rooms and grand spaces with exterior windows are also destroyed in order to put toilet rooms and functional parts in it. We believe that it is possible to save these interior spaces and still have a, not only adequate, but good functioning library. But, more so, we are not attempting in our report or in our discussion to solve the library, we are attempting to more adequately define and categorize and list in some priority those values which should be preserved. The EIR lists 12 cultural resource preservation objectives in summary form. The proposed project fails to satisfy eight of them. These are some:

"The existing structure should continue to function as a library.

The view of the building shall be preserved from the adjoining streets.

The resulting structure shall have its masses balanced.

The children's court and the east wing shall be preserved.

The site shall retain its present characteristics permitting public use for library and recreation purposes.

The scale of the addition shall not dominate the existing historical structure.

The west entrance shall be restored as the main entrance to the Library.

The west garden shall be restored to conform to the original design.

The east lawn and formal garden shall be preserved.

The ornamentation of the exterior of the building shall be retained.

The west pool shall be restored.

The existing floor plan shall be retained."

These are pointed out as objectives. The proposed plan fails on eight of them.

There are other things about the alternatives and calculations which we will discuss in our report.

"From an environmental and preservation standpoint, the most misleading element in the EIR is the well-meaning and painstaking attempt to evaluate alternatives by assigning numerical values to the response of certain objectives. It should be kept in mind that the purpose of the EIR is 'to inform decision makers and the public of the environmental effects of the project'."

Which is not to say there are no other values that are important, but the purpose of the EIR is to identify those.

"The objectives listed in this EIR, however, list 10 environmental or form concerns and 10 functional objectives, most of which are irrelevant to environment and should be assumed in the development of any rational plan. The City Engineer assigns values of 80% to the Functional category, one of the consultants splits his values 50%/50% and one in protest assigns 20% to Functional objectives. The EIR responds by tabulating three numerical evaluations of each alternative, 80%-20%, 50%-50% and 20%-80%. Shouldn't it be assumed that the architect will make library collections accessible to the public, keep the library open during construction, make the library and parking safe and secure, provide parking for users and provide pedestrian access for users? Hasn't the City Council decided that library services shall be retained at the present site where public transportation is available for users? Yet the City Engineer assigns a value of 58% to meeting these objectives. For what it's worth, the City's 80-20% functional emphasis evaluation ranks the proposed project first, the underground scheme 2a second and a two-story east wing scheme third. The City's 50-50% and 20-80% environmental emphasis evaluations both rank the underground scheme 2a first and the unfeasible off-site scheme second."

And, one final note, it's kind of a personal thing that I got involved in, in a general concern, that in evaluation of the EIR that we don't lose sight of the fact that this is an instrument to lead the City and the City Council to a superior solution and it is not a design of the project. I don't think we'll be finished evaluating alternatives, we won't be finished looking at the impacts until the project is built. For example, all of these evaluations and all of these studies presuppose a program. That program says there shall be so many car spaces, that program says there shall be a certain function. That function analysis is 10 years out of date by my understanding and the parking, there is no mention of the fact that there is parking available, a site for sale immediately to the east or that the owner of that property, his representative, called me, my name was in the paper and he saw that I was interested in the library and wondered

whether or not that property could be used for library parking. I'm not sure whether it can be. I don't know whether it's appropriate, but it certainly ought to be evaluated. If you can put a number of cars next door to the library it would impact whether or not you have to go down two floors to put down parking. If you don't have to go down two floors you might be able to do something else. And another thing I don't understand whether or not there is an adequate evaluation on the parking of the people-mover system.

In conclusion, we believe that the EIR should refer to our library study team report. It's a service to the City. It can be used in evaluating in much more depth the ranking of these environmental aesthetics and different effects, and that we will be submitting that in a more thorough evaluation of the alternatives. Thank you very much.

Mrs. Margaret McFarland: My comments can be limited to one sentence. We are unalterably opposed to your ruining the Library by doing anything to it. It's quite adequate. I've been in there a thousand times and I've never seen one room half full. When you say it isn't large enough, that isn't true. Also, we've been fighting ten years to keep you from tearing down this library. First you wanted \$59 million, then \$69 million, then \$79 million, then you wanted a \$100 million. You just want, your greedy, you want money. We want the Library left alone. Also, Proposition 13 suggests that you take the fat out of the budget and you can get a lot of fat out of this. So, start out by letting it alone. We're quite satisfied to have it as it is. Unlock the locked doors. If you need space for books, find a space to park the books that are not in use or let them be used at another place. But, we want the main library left alone.

Margaret Bach: I'm speaking tonight not in my customary roll as a member of the Library Study Team of the AIA, of which I am the coordinator, but for a new organization, Los Angeles Conservancy, which is a broadly based citizen action group devoted to the protection and enhancement of Los Angeles' unique built environment. We endorse, I should start by saying we have our Board of Directors, has studied the interim reports of the Southern California Chapter of AIA Library Studies Team and endorses the direction and preliminary guidelines that have been established for the renovation and expansion of the building with special emphasis on the need to develop a library scheme and program that responds to the physical givens of the building that is sensitive to the cultural and architectural qualities of the building, its site, its location, its unique siting and green space in the downtown area. With this in mind we feel that a functional solution can be worked out, that a good group of consultants, library and architect consultants, can work out a solution that will provide excellent library service for the Los Angeles area. One service that also responds to the needs of the outlying areas. That having been said, we feel that the functional emphasis in the EIR is perhaps overstated and possibly the EIR should be,

concern itself more directly with environmental impact per se and functions can be evaluated and worked out at a later time.

Louise Nelson:² I have come here on behalf of members of a fairly new organization of California Independent Renter's Association. We organized to try to find out facts that naturally affected us personally and our whole city. In the course of things we found ourselves fighting not against 13 but for 13 as we found facts were not as were being presented always. This is also the case we feel here with this plan presented to destroy this beautiful architectural edifice that is our library here in Los Angeles. This library has been used by people all over this city. People come from the west end or the valley in preference to using the library facilities they have there because we have in this downtown Los Angeles Library some of the finest records, some of the finest facilities that are had in Southern California, perhaps in the whole state. I've used for myself in genealogical studies and to gain the facts that are needed there and in other facts that are needed regarding the very studies that we have been making regarding our state and even our national activities. We are new, very new in these aspects and we found the majority of the material that we needed right here already to be had. As Mrs. McFarland pointed out so adeptly, the use of this library is not had by a super amount of people at any one time right now. One of the main problems is, as the former gentlemen pointed out, the parking problems which could be had if we used the lot available next door. We don't need to destroy what we already have. Architects, famous architects in this area, have stated that this is one of the most outstanding modern architectural buildings, regarding architectural beauty and creativity, that we have in all of Southern California. Are we going to destroy it to the tune of \$67 million? What for? Whose pockets are we lining? Because it's not going to help the people here in Southern California to steal another \$67 million from them to destroy this beautiful edifice. As renters, we comprise 60% of the voters in this state, we should have a voice in government and we have been very lax in the past because we've been too busy working to try to make a living and to pay the taxes to run this huge government that we have. Well, we want to maintain that beautiful library facility that we have. Go ahead and expand the parking facilities that we need, but please don't destroy that beautiful edifice and those beautiful records that we have available. They are not overused at present. I've been able to get in there any hour of any day and get the materials I needed. I've been able to call down there and those beautiful girls go to the records and give us the information we need within minutes. You can't tell me that they are understaffed. Because if they were understaffed, they

²Additional written comments are presented on page D-4.

wouldn't be able to come up with the material they have and the facts they have that have helped us and provided us with the material that we needed in our three months short-lived reign as an organization. But, we are going to grow and we are going to become well known and I hope we'll have a good voice in this government before 1978 is out. I thank you.

1

RESPONSES TO COMMENTS FROM THE PUBLIC

JOSEPH AMESTOY

The presentation by Joseph Amestoy covered many of the same issues discussed in the written comments (pages D-28 to D-37), to which we have responded on pages D-38 through D-40.

The comments included suggestion of an alternative site for off-site parking. The following material should be added to Section VI C12b (page 247):

- (7) Parking at the southeast corner of 5th Street and Grand Avenue.

A parcel of 16,500 square feet, presently under-developed, exists at the southeast corner of 5th Street and Grand Avenue. The land is improved with a surfaced parking area and a small one-story building.

The buildable area would be somewhat less than 16,500 square feet after allowance for any required street dedication and/or building setbacks. A parking structure on this site could accommodate 600 cars if there were, as a hypothetical example, 15 levels with 40 spaces per level. A smaller number of levels would be required if this site was developed for parking in conjunction with subterranean parking on the east side of the present site and underneath Grand Avenue.

Right-of-way acquisition and relocation would be involved. The economic aspects of possible schemes utilizing this site have not been evaluated.

The environmental impacts of this alternate should be added to Section VI C12c (page 250) as follows:

Parking at the southeast corner of 5th Street and Grand Avenue.

Right of Way Acquisition - Acquisition of this privately owned site would likely present minimal acquisition and relocation impacts; there appears to be one business operating from the site.

Circulation - A parking facility at this site would present no unusual circulation impacts if properly designed. Driveways should be located adjacent to the southern and eastern boundaries of the site to minimize conflicts with traffic at the intersection of 5th Street and Grand Avenue. Pedestrian access could be achieved between the site and the Central Library via tunnel or pedway, to supplement existing streets and sidewalks. Auxiliary vehicular access via tunnel to the west side of Grand Avenue and 5th

Street west of Grand Avenue may be desirable to facilitate traffic circulation.

Due to the limited size of the parcel, the parking lane and perhaps one traffic lane adjacent to the parcel would need to be blocked off for use by the contractor, thus disrupting traffic flow during construction.

Security - As with other off-site locations, additional security costs would be involved. The larger number of levels required for this small site might necessitate additional security measures in addition to measures required in a structure with a few levels.

Library Operations - Both this alternate and other off-site alternates would minimize disruption of on-site operations during construction, but would, according to the Library Department, present long-term security problems.

Aesthetics - The aesthetic impact of a structure on the Biltmore Hotel (a Cultural Heritage Monument) would need to be evaluated. It would likely be no worse than that created if a high-rise building were constructed on the site in accordance with existing zoning.

The EIR attempts to document the environmental impacts of a number of possible conceptual designs for this project. The minimum program criteria of the proposed project (ie - 295,000 NSF in one building, and 600 parking spaces) were used for the alternates, in the absence of any alternative program criteria acceptable to the Library Department.

MARGARET McFARLAND

The alternative of leaving the present building alone is discussed in Section VI B (No Project) and Section VI C3 (Alternate 1a) (Restoration Only); also alternative operational concepts involving off-site storage of books are summarized in Section II B1.

RESPONSES TO COMMENTS FROM THE PUBLIC - Continued

MARGARET BACH

The interim report of the SCC/AIA Library Study Team is presented in the Reference Volume, Section 6. The original Library program¹ was predicated on an entirely new building. The degree of sensitivity of the revised program and scheme² to the present building is debatable. The relationship between the functional and environmental emphasis in the EIR was discussed in response to previous comments (see Page D-23).

LOUISE NELSON

The alternative of retaining the present building is discussed in Section VI B (No Project). Alternative sites for off-site parking are discussed in Section VI C12.

¹Library (1966).

²CLA (1977a).

FILE NO. PO1.41.8 - J-1

M E M O R A N D U M

JUL 24 REC'D CMS

JULY 12, 1978

TO: DONALD C. TILLMAN
CITY ENGINEER

FROM: EDWARD HELFELD
ADMINISTRATOR

RECEIVED Bur of Engr.
ADMIN. DIV. RM. 850
Letter Files Section

JUL 21 1978

Assigned To *Coord*

SUBJECT: CENTRAL LIBRARY EIR STUDY - BUNKER HILL PARCEL J-1

Per the request of your staff members working on the Central Library EIR Study, this memorandum updates my October 25, 1977 memorandum to you regarding the availability of the Bunker Hill Parcel J-1 site for use for library-related parking purposes.

The Agency is no longer under litigation with McKeon Construction regarding the development of this site. The Agency is now under a Disposition and Development Agreement for Bunker Hill Parcel J-1 with Atlantic Richfield Company and McKeon Construction as the developer. Under the terms of the agreement, the Agency agrees to convey title to the developer for the construction of a major high rise office development on the site.

In light of the above Disposition and Development Agreement between the Agency and the Developer, Parcel J-1 is not available and should not be considered as an alternative site for library or library-related parking purposes.

If you have any questions, please call.

Edward Helfeld
Edward Helfeld

EH:YK:lb

cc: M. Kane
D. Cosgrove
M. Francis
Y. Kawaratani cons.
Planning
Records Center (2)

RESPONSE TO COMMUNITY REDEVELOPMENT AGENCY

The last paragraph of page 232 is revised as follows:

The Community Redevelopment Agency reports that development rights for Parcel J-1, previously in litigation, have been sold to McKeon Construction and Atlantic Richfield Company.¹ Plans have been announced for the lease of this parcel and the adjoining "Sunkist" property, also owned by Atlantic Richfield, to Rockefeller Center, Inc. for construction and operation of a high-rise office building.² Thus the parcel selected as an illustration of the off-site expansion concept is not a feasible alternative site for library or library-related parking purposes.

¹CRA, Letter of July 12, 1978 (see page D-51)
²Civic Center News, July 4, 1978.

CMS RUN

P. O. Box 220 - 1414 Fair Oaks Ave., South Pasadena, California 91030 - 213/682-3848

RAYMOND GIRVIGIAN, F.A.I.A. / Architect



architecture
restoration
planning
interiors

June 19, 1978

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
Room 807, City Hall
200 N. Spring Street
Los Angeles, Calif. 90012

CENTRAL LIBRARY, EIR

Dear Mr. Paulsen:

This is a brief letter to advise you that I received the draft EIR and Executive Summary for subject study on June 9, 1978. As one of those who originally appeared before the Council Subcommittee hearing on Parks and Recreation April 29, 1977, I stated my interest as: a) the architect member of the State Historical Resources Commission; b) Chairman of the State Historical Building Code Advisory Board; and c) State Preservation Coordinator for the American Institute of Architects in California. I might also mention that I submitted the initial National Register Nomination for the Library in 1968.

Thus my interest in the Central Library's preservation and restoration is very deep and its ultimate disposition of intense interest to me and to the State agencies and organization that I represent. As a preservation practitioner for 21 years I am well aware of the problems of structure, economics and politics involved with the conservation of our landmarks. All too often, these irreplaceable historical resources have been lost because of misunderstanding, ignorance and lack of will or imagination. Sometimes, lesser historical structures have been saved by compromising or destroying parts of their historical integrity as a last-ditch effort to save something rather than have nothing.

However, in the case of the Central Library, no major compromise should be considered because of its historical-architectural importance, cultural amenities and superb environmental setting (now partially impacted by the westerly parking area). Interior circulation can be improved by sensitive handling with a minimum impact to its features.

The additions proposed to the east and west are not acceptable. Underground expansion is a possibility. Increasing space by acquiring the Sunkist Building to the North (an excellent possibility) is doubly promising because of the potential preservation of both landmarks. The details of circulation and control can be worked out and should not complicate the solution by needless debate. Off-site parking nearby should be considered if this helps preserve the structure. And by all means, preserve and restore the invaluable open space site surrounding the facility.

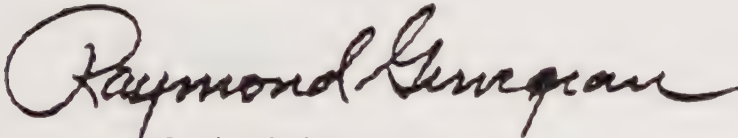
In conclusion, this letter is a brief statement of the position I represent and is forwarded as a preliminary to a subsequent, more detailed response to the EIR which I just received. I will appreciate your courtesy in extending to me 30 days from

RAYMOND GIRVIGIAN, F.A.I.A./Architect

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
CENTRAL LIBRARY, EIR
June 19, 1978
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the deadline to respond in more depth. If this is not possible then note that I support scheme 6a or 6b in that order. I can clarify these preferences and comment on others in my subsequent submission. Thank you for your courtesies in this regard.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Raymond Girvigian". The signature is written in dark ink and is positioned above the typed name and title.

Raymond Girvigian, F.A.I.A.
State Preservation Coordinator, California
The American Institute of Architects

c: M. Bach, SCAIA Task Force
G. Walsh, P.O., SOCAIA
D. Peterson, HRC, CCAIA

RAYMOND GIRVIGIAN, F.A.I.A. / Architect



architecture
restoration
planning
interiors

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July 12, 1978

Mr. Lloyd D. Paulsen
Division Engineer
Coordinating Division
Room 807, City Hall
200 N. Spring Street
Los Angeles, Calif. 90012

Los Angeles Central Library
EIR Supplementary Comments

Dear Mr. Paulsen:

The following comments are submitted as a supplement to the preliminary overview forwarded in my letter of June 19, 1978. The purpose of this submission is to primarily respond to the alternative proposals for the library as mentioned in the EIR and is not an attempt to evaluate that document in any detail.

The Los Angeles Central Library is a facility whose architectural, cultural and historical significance is of value not only to the city and state but to the nation as well. Its preservation, restoration and continuing use in a manner that respects its architectural and environmental integrity must be the essential factors influencing any adopted scheme concerning its future.

The Proposed Project and the various alternative proposals presented in the EIR have been briefly analyzed (with two added by the writer) and are ranked in the order of descending preference, from a preservationist's point of view:

1. Scheme 6a. (off-site expansion - with subterranean parking in new facilities); advantages include: the preservation of the total existing complex; increased flexibility to serve present and future needs with the off-site expansion; possibility for restoration of the west grounds; negative impact on surrounding environment is eliminated; full view of all exterior facades is maintained; more usable space with custom designed expansion is available than other proposals; and, it meets all twelve of the "Cultural Resource Preservation Objectives".
2. Scheme 6b. (off-site expansion in a renovated building); the advantages regarding the library's preservation are the same as those for 6a. above. However, while the adaption of an existing building for expansion may not provide the same custom designed suitability or flexibility as new facilities might, a properly selected and adapted building may be acceptable, even desirable. The possible acquisition of the Sunkist Building across 5th Street, for example, should be explored. It appears to be a sound structure, architecturally and historically interesting and possibly adaptable for library needs. If this is feasible, then a double advantage would be the preservation of another worthy landmark of the same era.

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3. Scheme 2. OF-S (renovation of the existing building and grounds, on-site expansion underground and parking off-site); the obvious advantages of preserving and restoring the entire complex including the grounds are the same as for 6a. and 6b., i.e., maintaining the architectural, historical and total environmental integrity of the facility while providing needed expansion contiguous to the main plant, albeit a somewhat more limited space than for 6a. or 6b. However, this weakness could be mitigated by the better plan control, economy and convenience of providing expansion on the site. Additional future expansion would have to be considered, probably off-site or by other alternatives, if and when such a need may be justified. Another problem is the trade-off of restoring the westerly grounds against the inconvenience of off-site parking.
4. Scheme 2. O-S (same as 2. OF-S except parking is on-site); the comments are the same as for 2. OF-S, except that on-site parking precludes the restoration of the westerly grounds and thus has a negative impact on the environment, which places this scheme lower than 2. OF-S, from a preservation point of view.
5. Scheme 1a. (restoration of library without expansion); advantages are the same as for 6a. and 6b., i.e., total preservation of the existing facility. However, this scheme undoubtedly would be vulnerable and thus unstable since the present lack of space would remain unsolved. The same conditions that nearly destroyed the facility would prevail to cloud its future - unless a basic policy change is adopted. Should a decentralized library format be considered, however, the present plant could then accommodate specialized library functions while the remaining functions could be distributed to other locations.
6. Scheme F. (conversion of building for other than library use); a new alternative submitted herewith is a relocated library elsewhere (new or adapted existing facilities) with the conversion of the present complex to another use (other than a library) such as an art, history, cultural or other appropriate government facility that may be needed by the City, or combination of such uses.
7. Scheme 5a. (high rise tower on the southeast, preservation and restoration of the total existing complex); this proposal is the writer's variation of EIR Scheme 5. It includes the new high rise concept at the southeast corner of the site but excludes the "open-space mode" modification of the interiors. Except for the negative impact on a portion of the easterly grounds, the architectural and environmental integrity of this scheme is substantially preserved. It is a trade-off between accepting the visual crowding of a new structure in close proximity to the existing library versus the irreparable

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- destruction of the interior by Scheme 1b.'s "open-space mode" modifications. The new structure, of course, must be designed compatibly and harmoniously with the historical landmark - a very sensitive, professional task.
8. Scheme 1b. or 1c. (restoration of the exterior, altering the interior); while the exterior facades and grounds would be preserved in this scheme and the west area could be restored, the architectural integrity of the interiors would be compromised by the "open-space mode" of operation. Additional off-site space could be provided to compensate for deficiencies, now or later, depending on budget, library policy and urgency of need (Scheme 1c.).
 9. Scheme 5. (a new high rise tower on the southeast with 1b. interior modifications); in this writer's judgement, the 1b. interior, "open-space mode" alterations included in this scheme are architecturally unacceptable. There appear to be sufficient alternatives without resorting to this approach. Without 1b.'s interior modifications, (my Scheme 5a.), this concept could be a feasible consideration.
 10. Scheme 3. (two-story easterly addition with 1b. interior); this scheme is unacceptable for reasons similar to Scheme 5., but even worse because of the environmental impact of the total visual obstruction of the east facade, exceeding that of Scheme 5.
 11. Schemes 4a-d. (variations that include demolition of the east wing and the interior modification of 1b.); these schemes are wholly unacceptable to preservation philosophy since they embrace major destruction of the architectural fabric of the library and impact on the environment as well, to varying degrees.
 12. The Proposed Adopted Project; this scheme is less acceptable than any other because it nearly destroys the existing landmark - exterior and interior - with only fragments remaining. There are several better options listed above.

SUMMARY: The above schemes have been ranked on the basis of the impact of the proposals on the exterior and interior environment of this landmark. Thus, this submission is primarily concerned with the potential architectural and historical effects of the EIR's proposed alternative schemes on the existing library facility and not their attendant consequences on such factors as library functions, costs, construction facilitation, temporary disruption of library services, effects on library operation, control, security, public safety, etc. While all of these matters are of genuine concern and must be considered in a final architectural design development, they should be properly explored in future planning and design analyses - after one or two optimum preservation concepts have been approved.

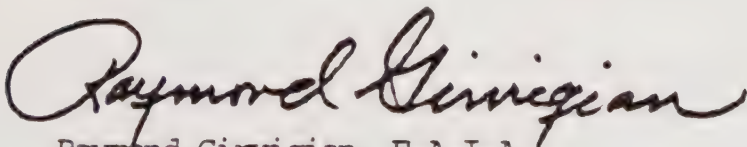
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An alternative scheme should be adopted ultimately on the basis of the general criteria that will ensure the least damage to the library's fabric and environment while still providing a facility that can reasonably meet the public's need for safe, improved services. The EIR per se should not be confused with an in-depth feasibility study.

Finally, the danger in encumbering the EIR with too much premature planning detail beyond EIR needs is that the basic purpose of the study often becomes obscured by too many irrelevant or questionable assumptions. Furthermore, even with such a wealth of data, important factors affecting the outcome of the Project may be totally overlooked such as the environmental effect of the State Historical Building Code. Application of the latter could result in economies, also materially conserve much of the structure in place and thus facilitate the rehabilitation of the library. Such code reference was not mentioned under "Mitigation Measures" on page 118 of the EIR. At the appropriate time, whenever desired by the City, I would be pleased to provide counsel on this important, mitigating factor in order to assist in the preservation of this most significant landmark.

Respectfully Submitted,



Raymond Girvigian, F.A.I.A.
State Preservation Coordinator, A.I.A. and
Chairman, State Historical Building Code
Advisory Board

c: K. Kaiser, State HRC; K. Mellon, SHPO;
F. Cheesebrough, C. Cullimore - OSA;
M. Bach for A.I.A. Task Force
D. Peterson, CCAIA/HRC

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RESPONSE TO RAYMOND GIRVIGIAN, F.A.I.A.

The comments include a ranking of various schemes, including two variations to those presented in the Draft EIR.

Scheme F (rank number 6) involves relocating the library elsewhere, and converting the building to another appropriate use. Such a concept would be applicable for any scheme involving relocation of the library elsewhere, and has been mentioned in connection with the off-site alternatives considered in the Draft EIR (see pages 261-262 and Alternates LM-1, QR-1, 2-1 and JM-1 rated on page 377). Such a scheme would also be appropriate in connection with a new building located outside the Central Business District, discussed conceptually in Section VI E.

The other suggested modification involves Scheme 5a (rank no. 7) which combines the highrise tower of Alternate 5 with restoration of the existing structure per Alternate 1a. The environmental impact of such a combination would be similar to those evaluated for these two alternates in the Draft EIR.

The State Historical Building Code is a potential means of mitigating adverse environmental impacts. The following background information should be added to Section III B8c(1)(c)(i) on page 118.

This subsection describes the functions of the Department of Municipal Arts, under the Charter of the City of Los Angeles, of relevance to the proposed project. Relevant functions under Ordinance No. 121,971 for the Cultural Heritage Board are also described. The State Historical Building Code is also described. This is background information to assist in understanding their roles in mitigating impacts on cultural resources.

State Historical Building Code

The State Historical Building Code (Division 13, Part 2.7 of the Health and Safety Code of the State of California) authorizes local authorities to permit variations from prevailing building codes in connection with construction activity on buildings of recognized historical significance. The Central Library qualifies as such a building due to its inclusion on the National Register. Such variations could facilitate preservation and restoration of the existing building, and could reduce costs over what would otherwise be incurred pursuant to prevailing codes.

Since there is no indication that the proposed project involves work pursuant to the provisions of the State Historical Building Code, the following information should be added as mitigation measures not included in the proposed project (Section III B8c(1)(c)(iii) on Page 121).

Impact of Proposed Project

Method of Mitigation

Alterations to original architectural design

Utilize architectural design and construction methods and materials to maximize preservation and restoration of the existing structure, as permitted by the State Historical Building Code.

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